

# GUILDHALL

SALES & LETTINGS



## 16 Woodlands Avenue

, Ribbleton, PR2 6DT

Asking Price £475,000

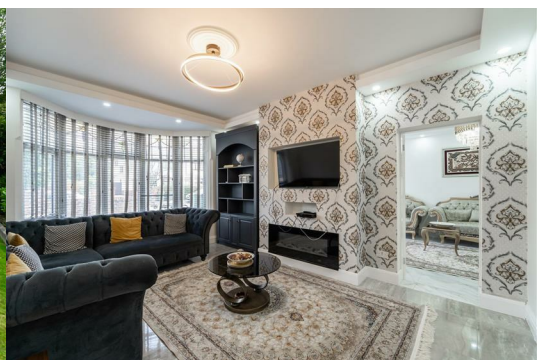


\*\*\* STUNNING FOUR BEDROOM PROPERTY \*\*\*

Welcome to this stunning property located on Woodlands Avenue in the desirable area of Ribbleton, Preston. This detached house boasts four spacious bedrooms, perfect for a growing family or those in need of extra space.

This beautiful property has four reception rooms, offering plenty of flexibility to create the perfect living space to suit your needs. The two bathrooms provide convenience and comfort for busy mornings or relaxing evenings.

This property is of high specification, ensuring that every detail has been carefully considered to provide a luxurious living experience. The prime location of Woodlands Avenue offers a peaceful retreat from the hustle and bustle of city life, while still being conveniently located near amenities and transport links.



Ground Floor

**Vestibule 9'11 x 3'10 (3.02m x 1.17m)**  
UPVC double glazed frosted double entrance door, spotlights, tiled floor and stained glass frosted single glazed door to hall.

**Hall 9'11 x 9'3 (3.02m x 2.82m)**  
Tiled floor, stairs to first floor and doors to reception room and kitchen.

**Reception Room One 15'7 x 12' (4.75m x 3.66m)**  
UPVC double glazed bay window, central heating radiator, electric fire, tiled floor and door to reception room two.

**Reception Room Two 27'10 x 11'3 (8.48m x 3.43m)**  
UPVC double glazed window, underfloor heating, spotlights, tiled floor and UPVC double glazed French doors to garden room.

**Garden Room 23'7 x 12'6 (7.19m x 3.81m)**  
UPVC double glazed window, tiled floor, spotlights, UPVC French doors to reception room three. UPVC French doors to rear and composite door to side.

**Reception Room Three 12' x 12' (3.66m x 3.66m)**  
Underfloor heating, spotlights, tiled floor and door to kitchen.

**Kitchen 14'2 x 9'11 (4.32m x 3.02m)**  
UPVC double glazed window, central heating radiator, wood wall and base units, oak worktops, Belfast sink with mixer tap, double oven, four burner gas hob, extractor fan, integrated fridge freezer, integrated dishwasher, spotlights, tiled floor and UPVC double glazed frosted glass door to side.

First Floor

**Landing**  
UPVC double glazed window, spotlights, part tiled flooring and doors to four bedrooms. laundry room and two shower rooms.

**Bedroom One 15' x 12'1 (4.57m x 3.68m)**  
UPVC double glazed window, fitted wardrobes, spotlights and wood effect vinyl flooring.

**Bedroom Two 15' x 11'2 (4.57m x 3.40m)**  
UPVC double glazed window, spotlights, fitted wardrobes and wood effect laminate flooring.

**Bedroom Three 12'6 x 11'2 (3.81m x 3.40m)**  
UPVC double glazed window, spotlights, fitted wardrobes and wood effect herringbone vinyl flooring.

**Bedroom Four 12'1 x 9'1 (3.68m x 2.77m)**  
UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect vinyl flooring.

**Dressing Room 9'11 x 7'3 (3.02m x 2.21m)**  
UPVC double glazed window, electric radiator and fitted shelving.

**Shower Room One 9'11 x 6'6 (3.02m x 1.98m)**  
Two UPVC double glazed frosted windows, spotlights, dual flush WC, direct feed shower, vanity top wash basin, tiled elevations and tiled flooring.

**Shower Room Two 7'1 x 6' (2.16m x 1.83m)**  
UPVC double glazed frosted window, spotlights, dual flush WC, direct feed shower, vanity top wash basin, tiled elevations and tiled flooring.

External

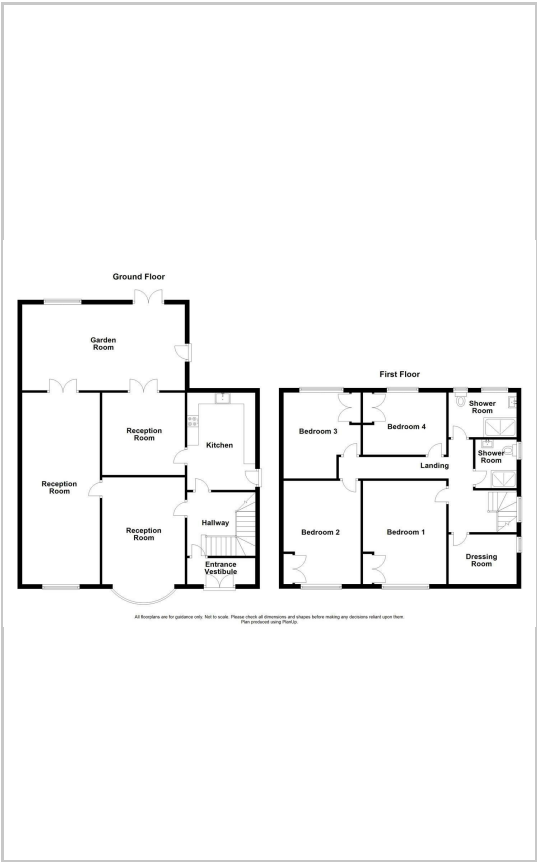
**Front**  
Flagged drive with laid to lawn grassed area.

**Rear**  
Laid to lawn, flagged patio and bark chipping bedding areas.

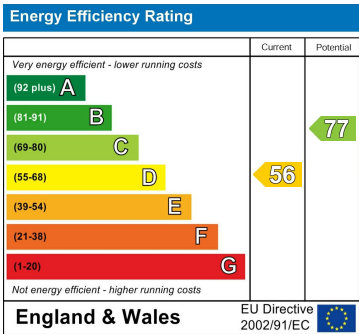
Area Map



Floor Plans



Energy Efficiency Graph



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