



Oak House Ribchester Road, Hothersall
£374,950



Oak House Ribchester Road

Hothersall, Preston

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

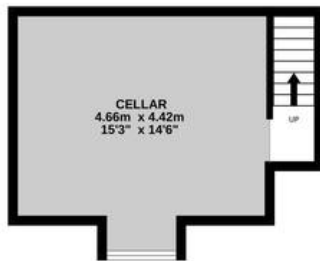
- Characterful property enjoying views
- Two reception rooms
- Kitchen, utility & WC
- Porch to front & rear
- Three bedrooms (1 en-suite) & family bathroom
- Open fire and wood burner
- Beautiful garden areas
- Useful basement room
- Off road parking
- Some feature windows



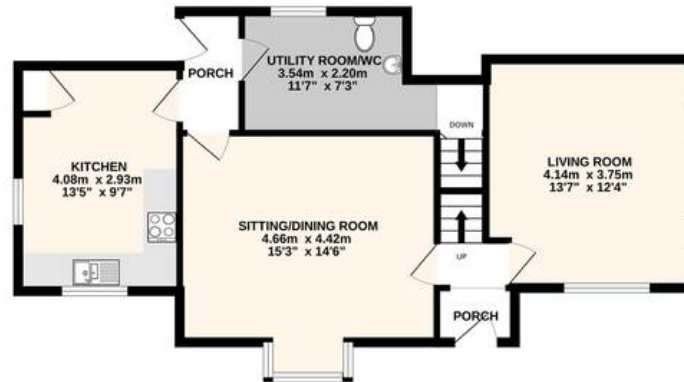




BASEMENT
21.1 sq.m. (227 sq.ft.) approx.



GROUND FLOOR
60.4 sq.m. (650 sq.ft.) approx.



1ST FLOOR
58.6 sq.m. (631 sq.ft.) approx.



TOTAL FLOOR AREA : 140.1 sq.m. (1508 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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