

**25 Darwen Close**  
Longridge,  
PR3 3TP  
**£190,000**

**Offers in Excess of**



**Semi-detached True Bungalow**

**Sought after location**

**Detached Garage**

**In need of modernisation**

**Popular Market town**

**Chain Free**



**\* ITS ALL ABOUT LOCATION \* Rare Opportunity to buy a TRUE BUNGALOW in this HIGHLY DESIRABLE residential location \* Offers a huge amount of POTENTIAL to modernise and upgrade \* Rear Garden with plenty of potential\* We do not expect this property to be on the market for long as the house will appeal to a number of different purchasers, be that a downsizer looking for a true bungalow or a growing family looking to put their own stamp on a home in a quiet cul-de-sac location. The property briefly consists of entrance hall, spacious lounge, three bedrooms, a shower room and kitchen. There are gardens to the front and rear, driveway parking and a detached garage. Many of the neighbouring houses have extended in to the loft giving potential, with the relevant planning consent. There is pedestrian access, via steps, leading directly to the heart of the town meaning it is just a short walk to the pubs and independent retailers on offer. The town also offers primary and secondary schools along with places of worship, medical professionals supermarkets and cafes. There is an excellent bus route to Preston City where you will find major retail outlets, university and the main line railway station. For those needing to commute by car the M6 motorway network is just a short drive away**

## Accommodation

### Ground Floor

#### Hallway

The front door opens into a vestibule which leads to a hallway with doors leading to the rooms.

#### Lounge 15' 4" x 9' 6" (4.67m x 2.89m)

A large reception room with a window overlooking the front garden. There is a central heating radiator and feature fireplace housing a gas fire.

#### Kitchen 9' 3" x 8' 4" (2.82m x 2.54m)

The kitchen has a range of wall and base units with work tops over. There is space for a cooker, microwave, fridge freezer and washing machine. There is a window and door to the rear garden.

#### Bedroom 1 12' 6" x 9' 9" (3.81m x 2.97m)

The main bedroom has a large window overlooking the rear garden. There is a range of built-in wardrobes and cupboard housing the water tank and boiler. Central heating radiator.

#### Bedroom 2 9' 5" x 8' 3" (2.87m x 2.51m)

This double bedroom has a window overlooking the front garden and a central heating radiator.

#### Bedroom 3 7' 5" x 6' 2" (2.26m x 1.88m)

This single bedroom has a central heating radiator and a window to the side.

#### Shower Room

Fitted with a 3 piece suite including WC, wash hand basin and large shower cubicle. There is a window to the side.

## Externally

The property benefits from a garden area at the front which offers potential. A drive way leads down the side of the house to the detached garage and garden area. The rear garden has a paved patio and is enclosed with mature hedges. Southerly facing, the rear garden gets lots of sunshine

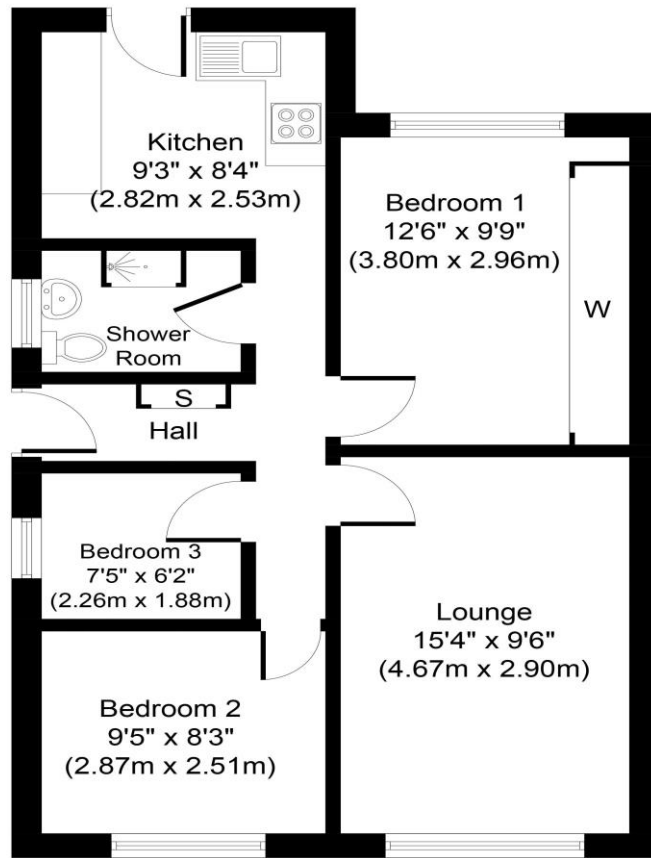
EPC rating E  
Property tenure  
Council tax band C

## IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All fixtures and fittings including those mentioned in the description are to be agreed with the seller.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		



**Approximate Floor Area**  
**585 Sq. ft.**  
**(54.4 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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