



2a Monks Drive
Longridge,
PR3 3FR

£230,000

ESTATE AGENCY



Corner plot

Separate lounge and dining room

Popular location

Three bedrooms

Garage and driveway

NO ONWARD CHAIN



*** NO ONWARD CHAIN* Early Viewing Recommended***
Set on a popular estate in the MARKET TOWN of Longridge this property offers an excellent CORNER PLOT.

Briefly comprising of a porch, entrance hall, lounge, dining room, kitchen and bathroom, plus bedroom three or further reception room to the ground floor. A further two double bedrooms can be found on the first floor. Alongside plenty of storage space into the Eaves.

Externally the driveway leads to the garage, that can be accessed from inside the house. The corner plot gives gardens to the front, side and rear.

The town has plenty to offer including primary and secondary schools, children's nurseries, medical professionals and places of worship. There are plenty of independent shops to complement the range of high street stores and supermarkets with cafes, wine bars and public houses too. For those needing to travel further afield there are regular bus services to Preston, Clitheroe and Blackburn and a good road network to the M6 and M65.

Accommodation

Ground Floor

Entrance Porch

Door leading to garage. Door to hallway

Hallway

Stairs to first floor

Lounge 14' 7" x 11' 11" (4.44m x 3.63m)

Double glazed window to front. Two smaller windows to side elevation. Storage heater. Stone effect fire surround with coal fire.

Dining Room 13' 5" x 8' 0" (4.09m x 2.44m)

Electric radiator. Double glazed window to rear

Bedroom Three 10' 4" x 6' 11" (3.15m x 2.11m)

Electric radiator. Double glazed window to rear

Kitchen 13' 5" x 7' 0" (4.09m x 2.13m)

Double glazed window to rear. Fitted units. Stainless steel sink. Neff electric oven. Neff convector microwave. Neff electric hob with extractor hood over. Fitted fridge and freezer. Integral washing machine. Electric underfloor heating. Outer door.

Bathroom 5' 11" x 4' 10" (1.80m x 1.47m)

Double glazed window to side. Bath with electric shower over. WC. Wash basin. Electric chrome towel radiator. Part tiled walls. Tiled floor.

First Floor

Bedroom One 11' 4" x 11' 3" (3.45m x 3.43m)

Double glazed window to front. Sore housing boiler. Electric radiator. Loft hatch

Bedroom two 11' 8" x 8' 11" (3.55m x 2.72m)

Double glazed window to rear. Electric radiator.

Eaves Storage

Externally

Garden

Good sized corner plot with grassed area to the front, side and rear. Driveway to the front leading to the garage.

Garage 13' 1" x 7' 7" (3.98m x 2.31m)

Up and over door. Access vi house from porch. Power.

EPC rating G

Property tenure to be confirmed

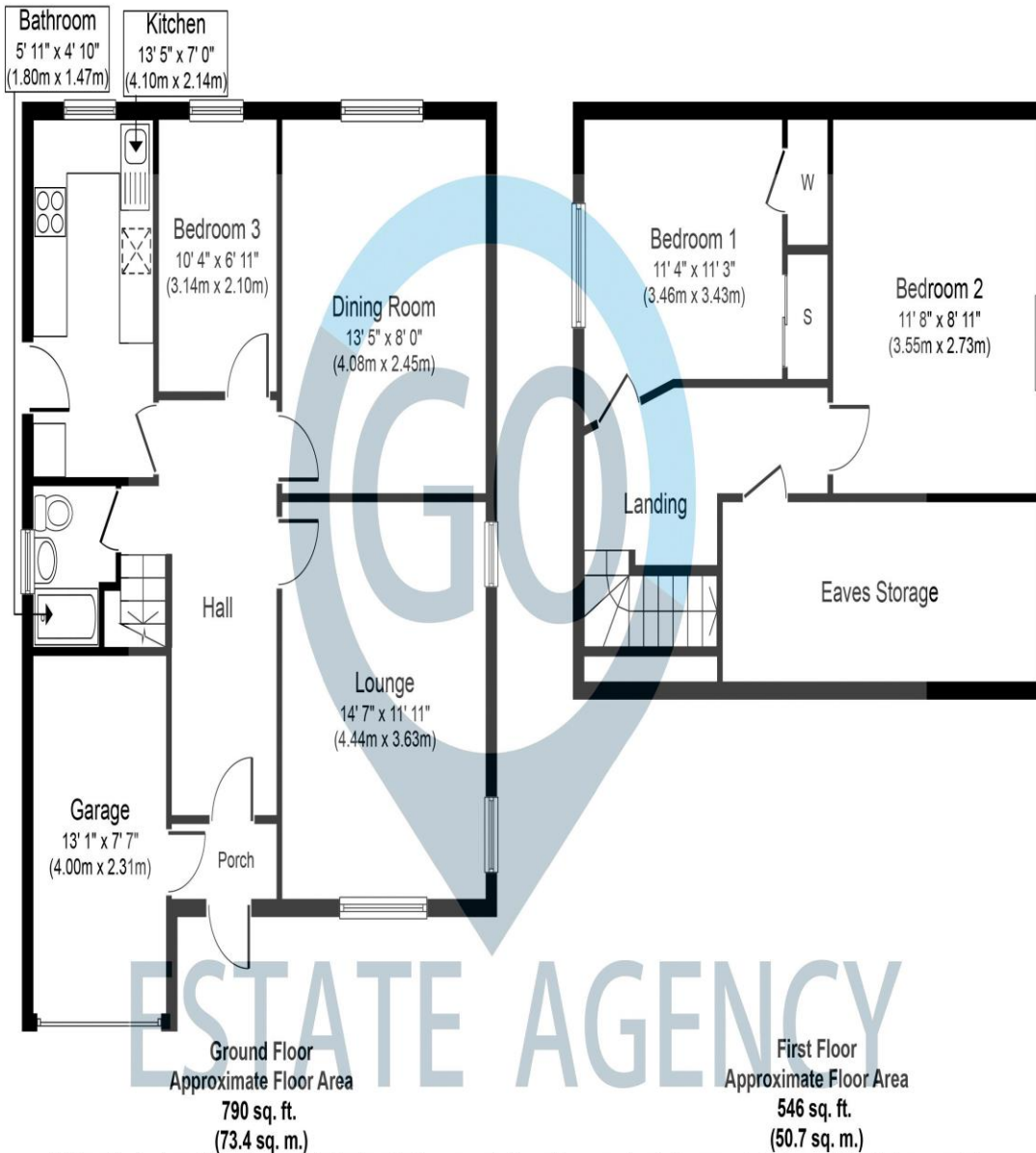
Council tax band D

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F		
1-20	G	15 G	



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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