



7 Darwen Close
Longridge,
PR3 3TP

£239,950

ESTATE AGENCY



Three bedrooms

Two bathrooms

Garage and driveway

NO ONWARD CHAIN

Two reception rooms

Corner plot

Workshop area



NO ONWARD CHAIN* GENEROUS CORNER PLOT* SOUGHT AFTER LOCATION

This property briefly comprises to the ground floor a porch, leading to a good size entrance hall with stairs to first floor. Off the hall is a generous lounge, two double bedrooms, a family bathroom and kitchen with an external door to a flagged patio area with decorative borders with access to the garage via the workshop from here. To the first floor is a sitting room and master bedroom with en-suite.

Externally there is a generous corner plot with gardens to both sides and the front. There is a driveway leading to the garage. To the front and side of the property is a well established garden mostly laid to lawn. The rear is paved with flags. Longridge is an established market town, home to many independent retailers, as well as larger supermarkets. It also offers excellent transport links via a bus route into Preston city centre, and to further afield via the M6 motorway link for those needing to commute. The town offers a number of Primary and high schools, as well as places of worship and medical professionals.

EARLY VIEWING IS HIGHLY RECOMMENDED.

Accommodation

Ground Floor

Entrance Porch

Hallway

Double glazed window to front. Two radiators. Staircase to first floor. Storage cupboard. Doors leading to bedroom two and three, lounge, kitchen and bathroom.

Lounge

Radiator. Double glazed window to side. Gas fire with marble hearth.

Kitchen

Double glazed window to side. Radiator. A range of fitted units. Stainless steel sink with tap over. Plumbed for washer. Cupboard housing boiler. Extractor with space under for cooker.

Bedroom Two

Built in wardrobe. Radiator. Window to side

Bedroom Three

Window to side. Radiator.

Bathroom

Three piece suite consisting of a large walk in shower enclosure with electric Mira shower, WC and wash basin. Window to front with patterned glass. Chrome towel ladder. Tiled floor and walls.

First Floor

Landing

Window to side

Sitting room

Window to front and side. Radiator

Bedroom One

Window to side. Built in wardrobe. Loft hatch. Eaves storage. Radiator.

En-suite

Window to side. Bath. WC. Wash basin. Chrome towel ladder.

Externally

Front garden

Gate with path leading to the front door. With lawn, decorative stone and flagged area.

Garage

Driveway leading to garage with up and over door and power.

Garden

Paved patio with access to a workshop with power and water water.

EPC rating D

Property tenure Freehold

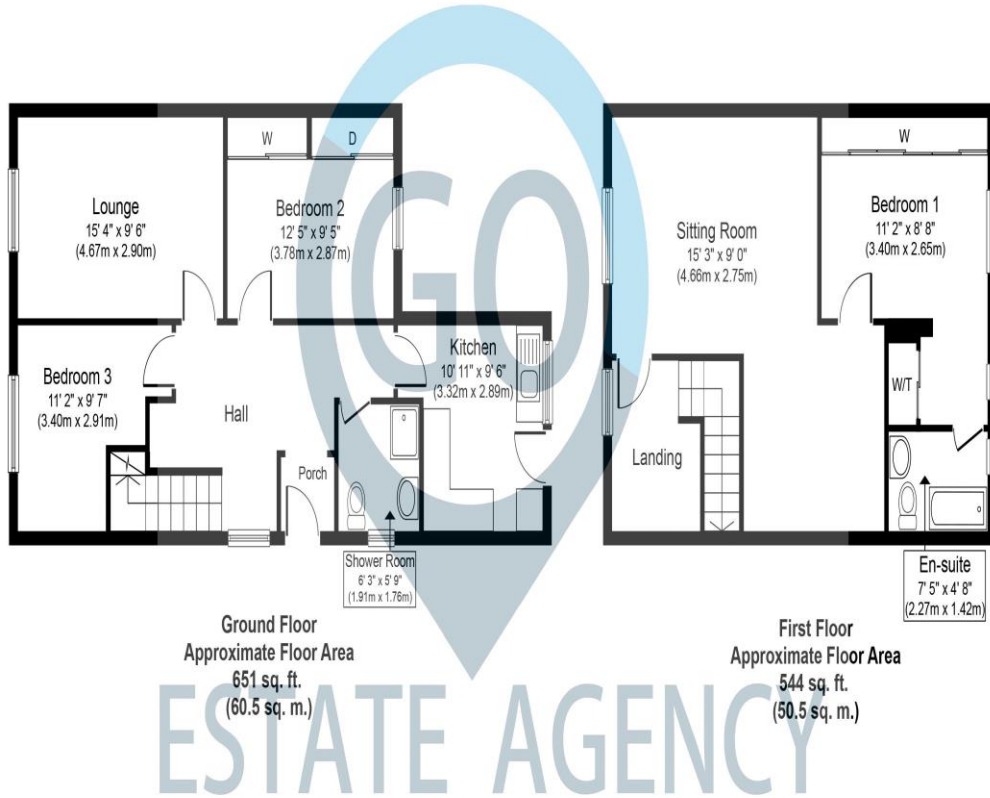
Council tax band C

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	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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