



**30 Chaigley Road**  
Longridge,  
PR3 3TQ

**£240,000**

**ESTATE AGENCY**



**Detached true bungalow**

**Conservatory**

**Garage and off road parking**

**Three bedrooms**

**Corner plot with good sized gardens**

**NO ONWARD CHAIN**



A great opportunity to purchase a TRUE BUNGALOW within walking distance of LONGRIDGE.

Entering the property from the side into a hallway, with doors off to the bedrooms, lounge, bathroom and kitchen, with wooden flooring through out. The conservatory at the rear, off the kitchen, is where you can access the good sized low maintenance rear garden. With side access to the garage.

The lovely market town of Longridge has plenty to offer including cafes, bars, local shops and big name supermarkets. There are two high schools and three primary schools within Longridge, and several places of worship. There is a regular bus service to the city of Preston, where you will find a national railway station. The motorway networks are close by for a commute further afield.

### Services

Off mains

### Dimensions

Please see floor plan

### Accommodation

#### Hall

Entering from the side of the property into an L shaped hallway. Radiator. Alarm panel. Wooden flooring. Loft access. Doors to lounge, bedrooms, kitchen and bathroom.

#### Lounge

Double doors. A large bay window to the front aspect giving ample light. Radiator. Gas fire on plinth. Wooden flooring.

#### Kitchen

A range of wall and base units with a stainless steel sink with tap over. Integral electric oven and a gas hob with extractor over. Radiator. Sliding door to conservatory and window to the rear. Wooden flooring

#### Conservatory

French style doors to the rear garden. Wood burning stove.

#### Bedroom One

Window to the rear aspect. Radiator. Wooden flooring.

#### Bedroom Two

Window to the front. Radiator. Wooden flooring.

#### Bedroom Three

Window to the side. Wooden flooring. Storage cupboard housing the boiler

### Externally

#### Garden

A large corner plot. To the front and side is a lawned area, with a mature hedge boundary that wraps around the front and side of the property. A flagged path leads from the side of the property up to the house. To the rear is a flagged patio area. The driveway at the side leads to a garage at the rear of the property.

#### Garage

Single garage with driveway.

EPC rating D

Property tenure Freehold

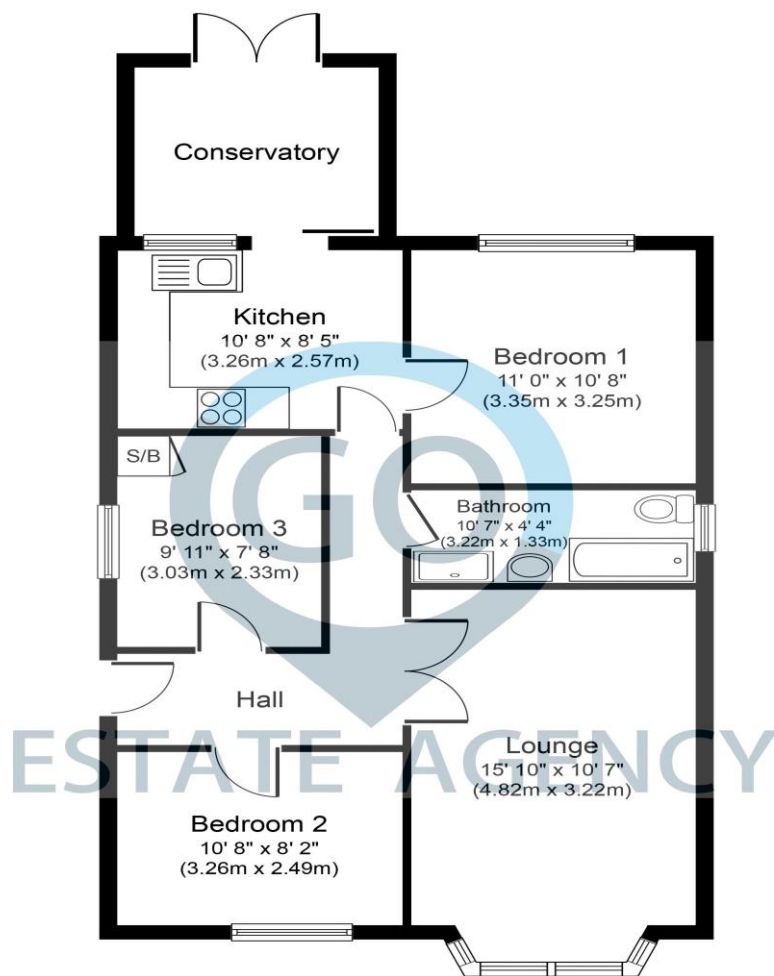
Council tax band D

### 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	62   D	
39-54	E		
21-38	F		
1-20	G		





**Approximate Floor Area**  
**780 sq. ft.**  
**(72.5 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.

Copyright V360 Ltd 2024 | www.houseviz.com

T. 01772 280 240  
 E. sales@goestateagency.co.uk  
 W. www.goestateagency.co.uk



Registered Office. 4 Towneley Road, Longridge, Preston. PR3 3EA