



29 Coniston Close
Longridge,
PR3 3AU

£285,000

ESTATE AGENCY



Detached family home

Two reception rooms

Good sized driveway

Close to Longridge town centre

Popular residential area

Three bedrooms

Modern dining kitchen

Garage measuring 11' 7" x 23' 0" (3.52m x 7.02m)



FAMILY HOME* SPACIOUS* WELL PRESENTED

Go Estate Agency have the pleasure to bring to market this well presented detached family home. Situated in a quite residential cul de sac you will find this property conveniently located for local Longridge amenities.

From the front of the property you enter a porch leading to an entrance hall. To the ground floor you will find the snug, lounge and modern dining kitchen.

To the first floor you will find three double bedrooms, a bathroom and separate WC.

Externally to the front of the property is a good size drive leading to a garage to the rear. The rear garden has a stone flagged patio area and lawn.

Longridge offers a range of independent shops plus a choice of larger supermarkets. You will also have the pick of bars and eateries. There are three primary schools and two high schools in Longridge, plus a good bus services to further afield colleges. There is a choice of medical professionals and places of worship. For those looking to commute the M6 motorway is just a few miles away and there is a main line railway in Preston.

Accommodation

Ground Floor

Entrance Porch

External door. Door to hall way

Hallway

Window to the side elevation. Staircase to first floor. Under stairs storage housing the boiler. Radiator. Doors to snug, lounge and dining kitchen.

Lounge

Gas fire with stone effect surround. Window to the front elevation. Radiator.

Kitchen/Diner

Extended kitchen with a range of modern wall and base units. Solid oak work tops. Light coloured sink to match the units with drainer and tap over. Integral electric oven, gas hob with extractor over. Integrated washer and dishwasher. Radiator. Window to the rear. French style doors from the dining area to the rear patio.

Snug

Window to the front, and additional window to the side allowing for ample light. Radiator.

First Floor

Landing

Doors to bedrooms, bathroom and WC. Radiator on staircase. Access to the loft

Bedroom One

Window to the front aspect. Radiator

Bedroom Two

Window to the rear. Radiator. Built in wardrobe with sliding doors.

Bedroom Three

Window to the front aspect. Radiator.

WC

Window to the side aspect. WC. Partially tiled.

Bathroom

Window to the rear. Bath, corner shower enclosure with shower off the mains. Wash basin. Heated towel ladder. Part tiled walls.

External

Garage 11' 7" x 23' 0" (3.52m x 7.02m)

The garage has an up and over door and power.

Gardens

To the front of the property is a large driveway with parking for up to four cars and an area laid to lawn with mature shrubs. The driveway continues to the side of the property and garage beyond. There is a gate on the drive making the rear garden more secure. The rear garden has a stone flagged patio, area laid to lawn and a wooden decked area and flower borders. There is also a useful outdoor tap.

EPC rating C

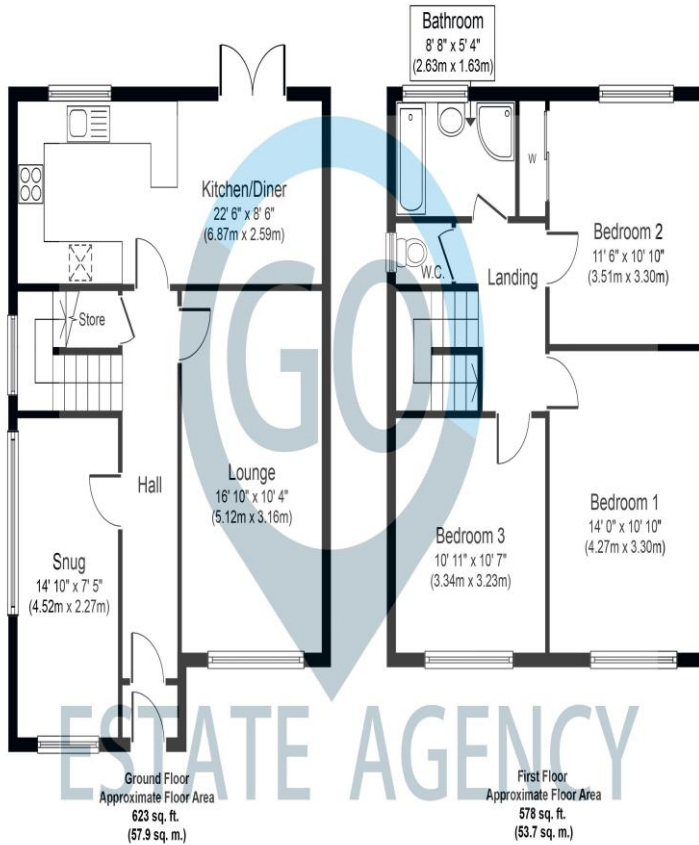
Property tenure Freehold

Council tax band D

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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.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other terms 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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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