



ESTATE AGENCY

111 Mosses Farm Road

**Longridge,
PR3 2BG**

£475,000



Modern detached family home finished to a high standard

Three bathrooms

Separate office/additional living accommodation

Rear Garden

Five bedroom extensive property

Kitchen diner extended into conservatory

Detached double garage

Highly sought after residential estate



FAMILY HOME* GREAT SPACE* SOUGHT AFTER DEVELOPMENT* FREEHOLD This impressive three story detached residence offers accommodation to suit the needs of a growing family, situated just on the outskirts of the lovely market town of LONGRIDGE. Internally boasting, to the ground floor you will find a lounge , WC, fantastic kitchen diner extended out in to the conservatory, with doors to the rear garden and utility. Stairs from the hallway to the first floor. where you will find the master bedroom, with en-suite, two further bedrooms and a family bathroom. A staircase off the landing leads to the second floor where you will find a further two bedrooms and a shower room. Externally, to the front of the property, there is off road parking and a separate detached double garage. To the rear of the property you will find an enclosed garden. There is also the great addition of a sun room separate to the house, at the side of the garage that would make an excellent office or additional living space. Longridge has a vast array of eateries, bars and take aways. There are two secondary schools and three primary schools, along side places of worship and health professionals. With independent shops, and larger chain supermarkets you'll be spoilt for choice. Fantastic commuting links with the M6 a short drive away and a National Railway link in Preston.

Accommodation

Please see floorplan for room dimensions

Ground Floor

Entrance Hallway

The front door opens into this lovely light entrance hall with doors to a storage cupboard, WC, lounge and the kitchen diner. Stairs to the first floor.

Lounge

An ultra modern lounge with Karndean flooring and electric fire. Windows on 2 elevations.

Downstairs WC

2 piece suite in white.

Kitchen Family Dining room

A door from the entrance hall leads to this superb room which is sure to be the hub of the home. The kitchen has a range of wall and base units in high gloss with complementary worktops over and includes a built in AEG double oven, an AEG gas hob with extractor over the island unit with breakfast bar has a stainless steel one and a half bowl sink and drainer unit. There is plenty of space for a seating area and a large dining table. Patio doors lead out onto the garden and there is a door to the utility room.

Utility room

Fitted with a range of high gloss wall and base units with worktops over, an integrated automatic washing machine and space for a condenser dryer. A cupboard housing the boiler. A door to the outside and a storage cupboard.

First Floor

There are doors to the bedrooms and bathroom and storage cupboard. Stairs to the second floor and windows overlooking the front and rear.

Main Bedroom

A superb principal bedroom with built in wardrobes and an en-suite shower room.

En-suite

Fitted with a large shower unit, WC and wash hand basin in white. There is vinyl flooring and tiled walls. Window to side.

Bedroom 2

A double bedroom with window to the front.

Bedroom 3

Window to the side.

Bathroom

A three piece suite in white comprising a bath with shower over, WC and wash hand basin. Vinyl flooring and tiled walls.

Second Floor

To the second floor is a lovely landing area with a Velux style window and doors to the rest of the rooms.

Bedroom 4

A spacious double bedroom with windows to 2 elevations and built in storage.

Bedroom 5

A double bedroom with a window to the front.

Shower Room

A three piece suite in white comprising a shower cubicle, WC and wash hand basin. There is a Velux window for natural light.

Double Garage

At the end of the drive you will find a double garage with up and over doors.

Garden Room / Office

Built onto the side of the garage this super space is ideal for a work from home space or an additional room to use for entertaining or leisure time. There are double doors for access leading from the garden.

Externally - Front

The front of the house is mainly hard landscaped and hedges. There is parking on the large driveway for multiple cars. There is an electric vehicle charging point.

Rear Garden

The rear of the garden is fence enclosed and has a natural lawned garden area. There are areas of paving and Astro turf making it ideal for children to play.

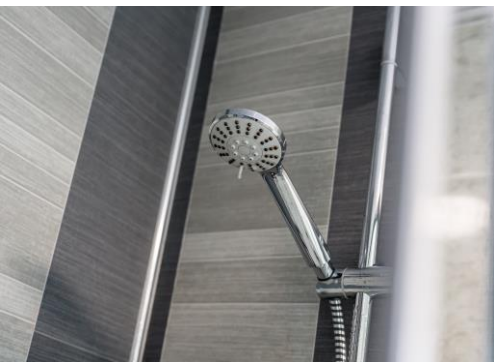
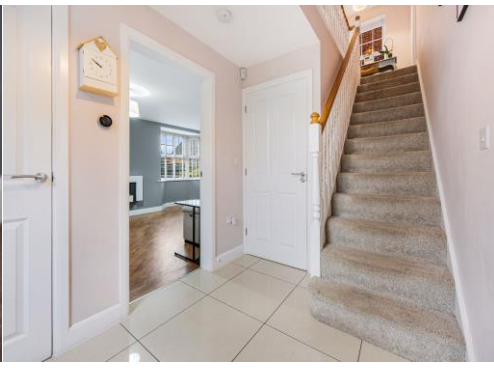
EPC rating B

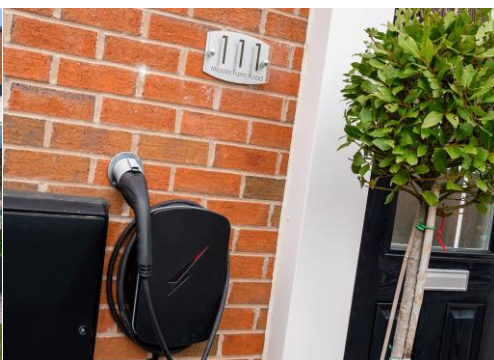
Property tenure Freehold

Council tax band F

IMPORTANT NOTE TO PURCHASERS:

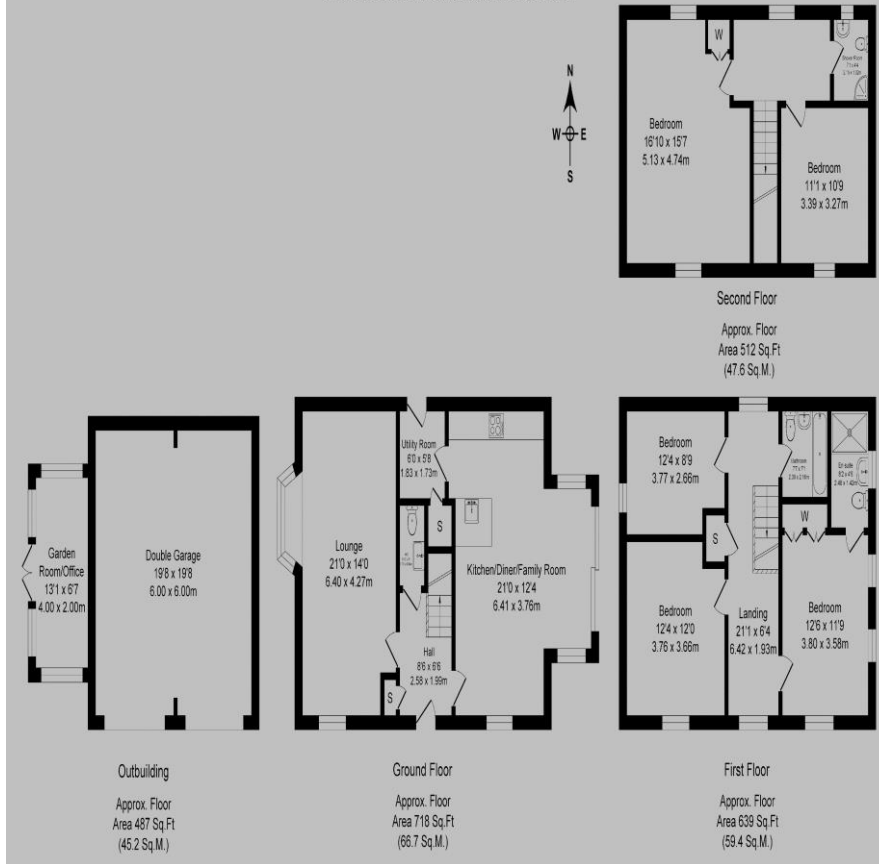
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Mosses Farm Road
Total Approx. Floor Area 2356 Sq.ft. (218.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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