



**49 Fell Brow**

**Longridge,  
PR3 3NT**

**£200,000**

**ESTATE AGENCY**



**Incredibly stylish internal specification**

**Open plan kitchen and living layout**

**Two reception areas**

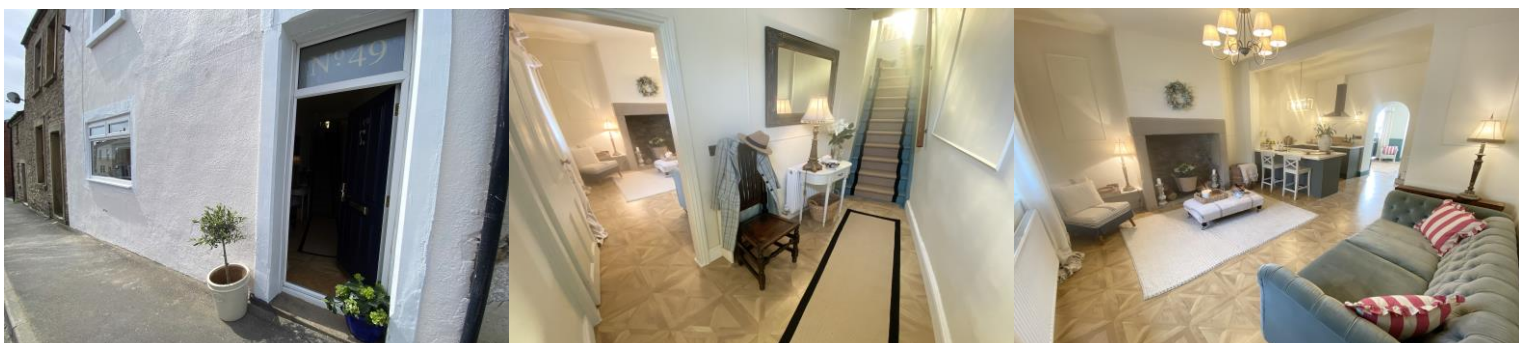
**All new electrics and heating installed**

**Private rear garden with patio areas**

**No onward chain**

**Downstairs WC**

**Close to all amenities**



**Prepare to be blown away by this one!** An astonishing internal specification awaits as this cottage style home has been renovated to the absolute highest of standards to make the perfect ready to move straight into property for a very lucky buyer. The ground floor layout starts with a wide and welcoming hallway with tread runner stairs to the first floor, feature wall panelling and internal door into the lounge area. The bright lounge boasts and feature stone fire place and open to the stylish kitchen with breakfast bar and cocktail area, to the rear is the garden room overlooking the private rear garden with meter high wood wall panelling and access into the downstairs WC. To the first floor is the landing area with very useful laundry cupboard which is plumbed for a washing machine. There is a bright and airy master bedroom, a second bedroom and a four piece bathroom suite including a walk in shower, bath, WC and French vanity unit holding the wash basin. Externally, the rear, sun trap garden allows you to make the most of outdoor living with grassed section with planted borders, and patio areas perfect for outside seating. The property has been fully rewired, had a new gas central heating system installed and none of the brand new bathroom and kitchen appliances have ever been used. There is also all new Veneer wood flooring to the ground floor and carpet throughout so the new owner will be the first to live in and take full advantage of this brand new internal specification. Early viewing is highly advised to not miss this one off opportunity! No onward chain.

## Accommodation

### Ground Floor

#### Entrance Hallway

Wide hallway with tread runner stairs, wall panelling, one radiator, Veneer wood flooring throughout.

#### Lounge Area 13' 3" x 11' 5" (4.04m x 3.49m)

Welcoming lounge which is open to the kitchen area, Veneer wood flooring, one radiator, stone fireplace, one window to the front aspect, wall panelling.

#### Kitchen Area 15' 4" x 7' 9" (4.68m x 2.37m)

Stylish kitchen with fitted base units, electric oven, induction hob and bowl sink unit with mixer tap, cocktail area, one radiator, wall lighting and veneer wood flooring.

#### Garden Room 12' 6" x 9' 3" (3.8m x 2.81m)

Outer door to the rear garden, one radiator, half wall wooden panelling, one window to the rear aspect and access into the WC. Veneer wood flooring.

#### WC

WC and wash hand basin. Veneer wood flooring.

## First Floor

### Landing

Opaque window with shelf to the rear, laundry cupboard plumbed for a washing machine.

#### Master bedroom 11' 9" x 10' 10" (3.59m x 3.29m)

Master bedroom with one radiator and window to the front aspect, cupboard housing the boiler.

#### Bedroom Two 8' 11" x 7' 7" (2.71m x 2.31m)

One radiator and window to the rear aspect.

#### Bathroom 9' 10" x 7' 5" (3m x 2.25m)

Four piece bathroom suite comprising of a walk in shower unit with duel head connections, bath, WC and vanity unit holding the wash basin. Chrome heated towel rail and window to the front aspect.

## Externally

### Rear Garden

Cottage style enclosed garden with grassed section with planted raised borders, sitting and patio area to the rear with gated access to the rear access road. A real sun trap!

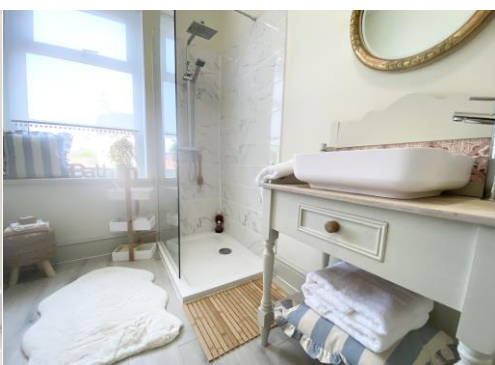
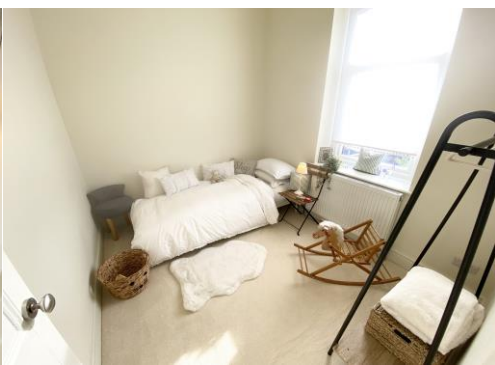
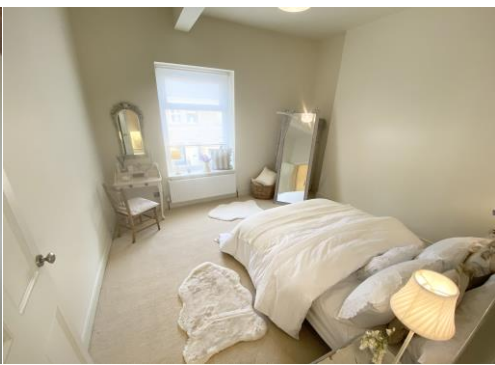
EPC rating to be confirmed

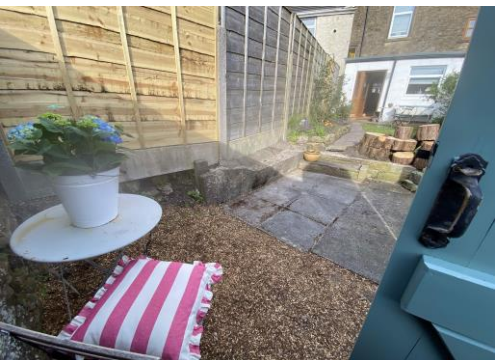
Property tenure Freehold

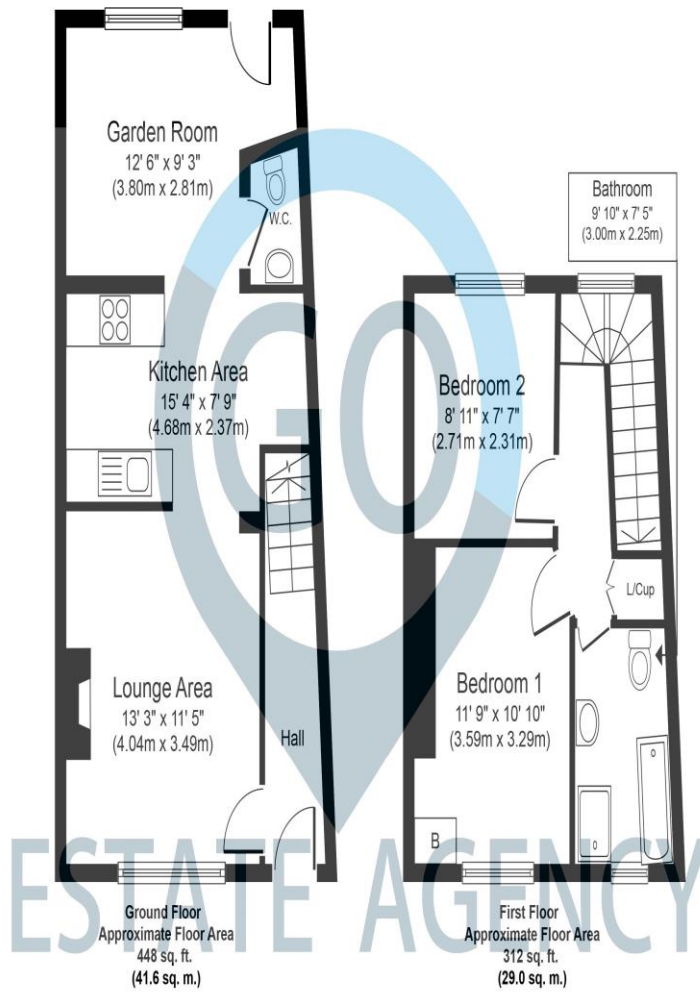
Council tax band A

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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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