



20 Risedale Drive
Longridge,
PR3 3SB

£295,000

ESTATE AGENCY



Detached true bungalow

Generous lounge

Dining room

Large driveway

Garage

Three bedrooms

Kitchen

Corner plot

NO ONWARD CHAIN



If you are looking to put your own stamp on a property then this may be just the one for you. Set in a desirable market town the property briefly offers three good sized bedrooms, a living room, dining kitchen, bathroom and WC. Outside you will find an attached garage, plenty of parking and gardens laid to lawn with mature trees, shrubs and flower beds. Offered with NO ONWARD CHAIN we recommend you book a viewing to see all the house has to offer.

Accommodation

Entrance Porch

External door. Window to the side.

Hallway

Enter from the porch. Window to the side elevation. Door to WC. Door to lounge.

WC

Window to the side. Vanity unit housing the wash basin. WC. Boiler.

Living Room 17' 4" x 12' 5" (5.28m x 3.78m)

Decorative stone fire surround with electric fire. Radiator. Window to the front elevation. Double doors to dining room. Door to bedroom.

Bedroom Two 17' 3" x 9' 5" (5.25m x 2.87m)

Window to the front and side elevation. Radiator. Built in storage and shelving.

Dining area 15' 3" x 7' 6" (4.64m x 2.28m)

Wood effect floor covering. Window to the side elevation. Radiator. Double doors to lounge. Door to inner hallway. Access to kitchen.

Kitchen 12' 0" x 7' 5" (3.65m x 2.26m)

Window to the side elevation. Radiator. Fitted wall and base units. Double stainless steel sinks. Freestanding electric oven with extractor over. Plumbed for washing machine. Space for a dryer. External door to side.

Inner Hallway

Built in storage cupboard. Radiator.

Shower Room 7' 9" x 5' 2" (2.36m x 1.57m)

Window to the side elevation. Radiator. Shower enclosure with shower off the mains. Vanity unit housing the wash basin. WC. Tiled walls and floor.

Bedroom One 15' 10" x 11' 11" (4.82m x 3.63m)

Built in wardrobes with sliding doors. Shower enclosure with shower off the mains. Window to the rear elevation. Radiator.

Bedroom Three 15' 5" x 9' 6" (4.70m x 2.89m)

Window to the rear elevation. Radiator. Built in wardrobe.

Externally

Garage

Single garage with up and over door. Entrance door to the side of the up and over accessed from the front of the property.

Gardens

Occupying a corner plot. To the side is a flagged walkway from the gate to the kitchen external door. Laid to lawn with mature shrubs and trees. External water tap. To the front of the property there is a flagged walkway, with lawn and mature boarders.

Driveway

To the front of the property is an ample driveway with parking for multiple vehicles and access to the garage.

EPC rating D

Property tenure Freehold

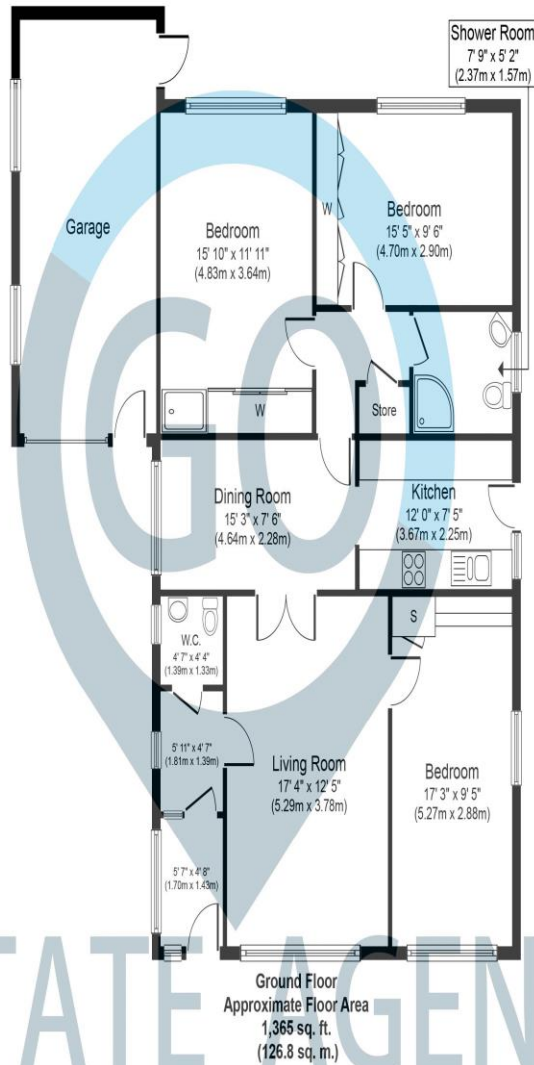
Council tax band E

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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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