



18 Hollin Hall Drive

**Longridge,
PR3 3UF**

£230,000

ESTATE AGENCY



Three bedrooms

Kitchen diner

Master bed ensuite

Enclosed garden

Off road parking

Modern development

ground floor WC

Family bathroom



MODERN DEVELOPMENT* GENEROUS OFF ROAD PARKING This delightful semi detached property on a modern development in **LONGRIDGE** offers all the conveniences for today's living. Entering the property into bright hallway with stairs to the first floor and a door to the lounge. From the lounge you can access the kitchen diner to the rear of the property and the ground floor WC. From the kitchen via French style doors you can access the rear garden. To the first floor there are three bedrooms and a family bathroom off the landing. The master bedroom benefits from built in wardrobes and an ensuite shower room. Externally to the front of the property is a garden laid to lawn, to the side of the property a generous driveway with an EV charging point. To the rear is a fully enclosed space with lawn and patio areas with access to the drive via a gate. With Longridge amenities close by such as primary schools, high schools, a selection of local shops and restaurants and larger supermarkets plus great transport links, and the beautiful Roman village of Ribchester a short drive in the opposite direction this property really is worth a look.

Accommodation

Ground Floor

Entrance Hall

Entering the property into a bright hallway with stairs to the first floor and door to the lounge. Radiator

Lounge

Window to the front of the property. Radiator. Door to kitchen diner and hallway.

Kitchen/Diner

Modern fitted wall and base units with integral electric oven and gas hob with extractor over. Integrated washer/dryer, dishwasher and fridge freezer. French style doors to the rear garden. Cupboard housing boiler.

Cloakroom

Washbasin. WC. Radiator.

First Floor

Landing

Loft access. Radiator.

Bedroom One

Window to the front elevation. Radiator. Built in wardrobes.

En-suite

Window to the front elevation. Shower enclosure with shower off the mains. WC. Washbasin. Radiator.

Bedroom Two

Window to the rear elevation. Radiator

Bedroom Three

Window to the rear elevation. Radiator.

Bathroom

Bath with mains shower over. WC. Washbasin. Part tiled walls and vinyl floor covering.

Externally

Rear Garden

Enclosed, garden with flagged patio area, lawn and borders. Wooden garden shed. Power and light. Outside cold water tap.

Front garden

Lawn with boarder. Generous drive to allow for off road parking to the side of the property with an EV charging port.

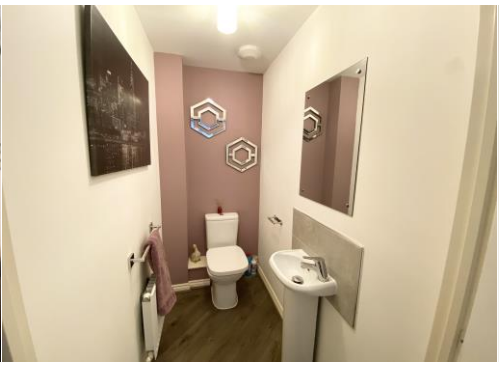
EPC rating B

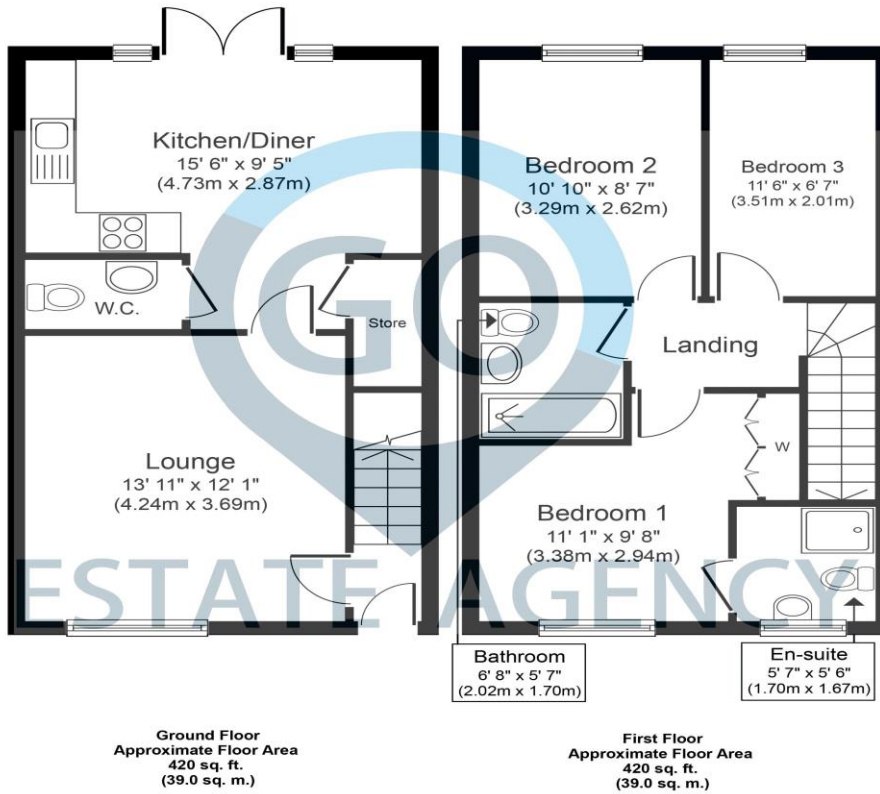
Property tenure Freehold

Council tax band C

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.





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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97 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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