



Langdale Cumeragh Lane
Whittingham,
PR3 2AJ **£220,000**

ESTATE AGENCY



Three bedrooms

Two reception rooms

Garage

Ideal location

Loft room

Kitchen with utility area

Driveway with parking for multiple vehicles



Set on the outskirts of Longridge in the village of Whittingham is this lovely, deceptively spacious semi detached property. To the ground floor you will find a welcoming hall with stairs to the first floor. A bright and airy lounge, a living dining room with French style door to the rear garden and a kitchen with a utility room. To the first floor are three bedrooms and the bathroom. off the landing are stairs to the loft room. Externally to the front of the property is a block paved driveway that leads down the side to garage. To the rear is a garden with a lawned area and flagged patio with open aspects to the rear. Whittingham lays between the market town of Longridge and the village of Goosnargh. The property is situated perfectly for access to all local Longridge amenities including primary and high schools, local shops and larger supermarkets, places of worship and more. It also benefits from excellent links into Preston and the motorway connections.

Accommodation

Ground Floor

Entrance Hall

Under stairs storage. Radiator. External door. Stairs to first floor. Door to lounge and living/dining area

Lounge

Fireplace with wooden surround and gas fire. Radiator. Window to the front elevation.

Living/Dining room

Multi fuel burning stove. French style doors to the rear garden. Velux style window. Radiator. Door to kitchen

Kitchen

A range a of fitted wall and base units. Stainless steel sink with tap over. Electric oven with hob and extractor over. Plumbed for a dishwasher. Window to the side elevation.

Utility room

Window to the rear elevation. Fitted wall and base units. Stainless steel sink with tap over. Combi boiler. Plumbed for washer. Space for dryer.

First Floor

Landing

Doors to bedrooms and bathroom. Staircase to loft room.

Bedroom One

Window to the front elevation. Radiator

Bedroom Two

Window to the rear elevation. Radiator

Bedroom Three

Window to the front elevation. Radiator.

Bathroom

Window to the rear elevation. Shower enclosure with mains shower. WC. Wash basin. Chrome heated towel ladder. Part tiled walls. Exposed wood floorboards. Airing cupboard with radiator.

Second floor

Loft room

Velux style window. Radiator. Store into the eaves

Externally

Rear Garden

Laid to lawn with paved patio area. Open aspect views to the rear of the garden.

Front garden

Block paved for parking of multiple vehicles with a driveway down the side leading to the garage

Garage

With up and over door.

EPC rating to follow

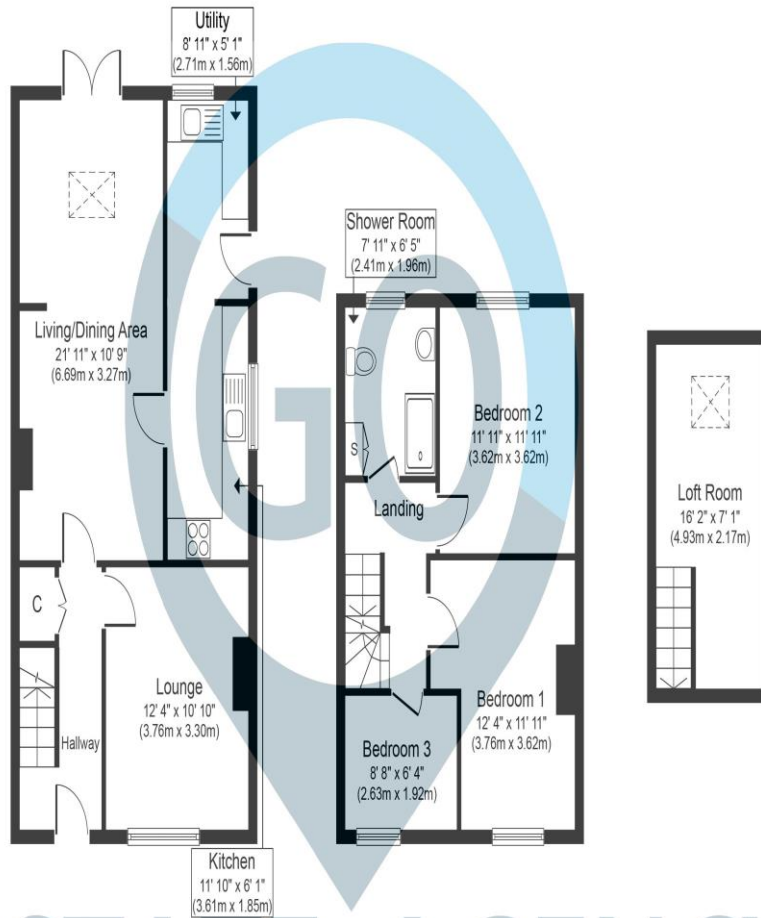
Property tenure Freehold

Council tax band D

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.





ESTATE AGENCY

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| <p>Ground Floor Approximate Floor Area 588 sq. ft. (54.6 sq. m.)</p> | <p>First Floor Approximate Floor Area 422 sq. ft. (39.2 sq. m.)</p> | <p>Second Floor Approximate Floor Area 128 sq. ft. (11.9 sq. m.)</p> |
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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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