



**52 Hacking Drive**  
Longridge,  
PR3 3FP

**£260,000**

**ESTATE AGENCY**



**Four bedroom property**

**Separate utility room**

**Study/Playroom**

**Off road parking**

**Extended kitchen/diner/family room**

**Lounge**

**Gardens front and rear**



## **\*SPACIOUS FAMILY PROPERTY\* CLOSE TO LONGRIDGE TOWN CENTRE\***

We take great pleasure to bring to market this four bedroom semi detached property in Longridge. The property has a light and airy feel with a space that can adapt to your families needs.

Briefly comprising to the ground floor a large lounge, an additional room that would make a great study, playroom or bedroom, a ground floor shower room with WC and wash basin. The extended kitchen/diner also has more than enough space to make this a great family room and benefits from a separate utility room. To the first floor are four bedrooms and a family bathroom. Externally the property boasts off road parking a lawned front garden and a low maintenance enclosed rear garden.

Close to Longridge town centre with amenities on offer including, independent shops, larger supermarket chains, restaurants, bars. Longridge benefits from two high schools and three primary schools. There are great transport links and for those looking for to commute the M6 motorway isn't too far away and the National Railway link goes from Preston city centre. Viewing of this property comes highly recommended to see the space on offer.

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

External door. Open staircase to first floor. Laminate floorcovering. Meter cupboard.

##### **Lounge**

Media wall with space for TV and a built in modern electric fire. Window to the front aspect. Radiator.

##### **Kitchen/Diner/Family room**

Modern fitted wall and base units. Stainless steel sink with tap over. Range with gas hob and electric oven. Two radiators. Window to the rear aspect and French style doors to the garden.

##### **Utility room**

Plumbed for washer. Space for dryer. Window to the side. Boiler.

##### **Study/Playroom**

Radiator. Window to the front aspect.

##### **Shower Room**

Shower enclosure with shower off the mains. Radiator. WC. washbasin. Window to the side aspect.

#### **First Floor**

##### **Landing**

Doors to bedrooms and bathroom.

##### **Bedroom One**

Window to the front aspect. Radiator. Storage cupboard. Store into eaves. Loft hatch to access a boarded loft.

##### **Bedroom Two**

Radiator. Window to the rear. Storage to the eaves.

##### **Bedroom Three**

Window to the front aspect. Radiator.

##### **Bedroom Four**

Window to the rear. Radiator.

##### **Bathroom**

Window to the rear aspect. WC. Washbasin. Chrome heated towel ladder. Part tiled walls and tiled floor.

##### **Externally**

##### **Rear Garden**

Low maintenance with decorative stones. Outside cold water tap.

##### **Front garden**

Laid to lawn with decorative stones and a driveway to the side with parking from multiple cars.

##### **Dimensions**

Please see floor plan.

EPC rating C

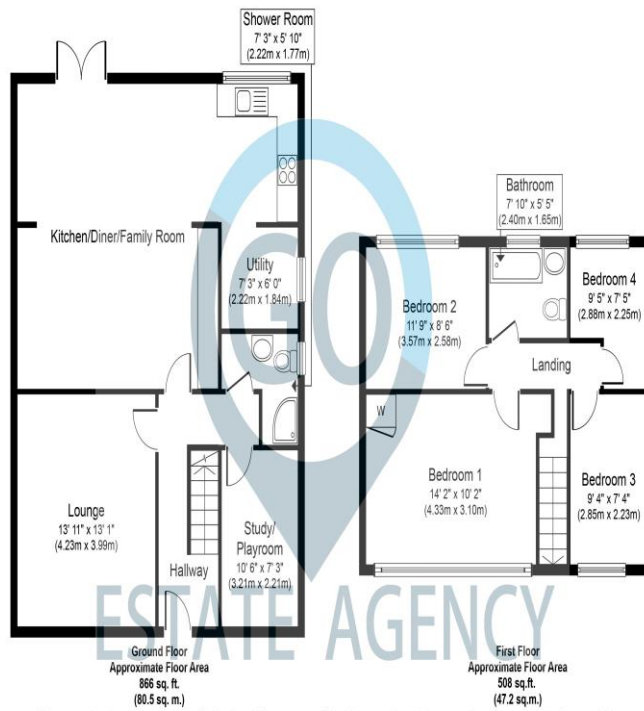
Property tenure Freehold

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		
81-91	B		85   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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