



**9 Crumpax Avenue**  
Longridge,  
PR3 3JQ

**£190,000**

**ESTATE AGENCY**



**Deceptively spacious property**

**Extended kitchen diner with large pantry.**

**Great central Longridge location**

**Three bedrooms and loft room with fire door**

**Low maintenance enclosed rear yard**

**Must be viewed**



**\*DECEPTIVELY SPACIOUS\* GREAT LOCATION\*** This lovely stone fronted property has much to offer. Briefly comprising to the ground floor an entrance porch in to a bright, cool lounge walking through an entrance hall with the stairs to the first floor, towards the back of the kitchen is an extended kitchen dining room with a fantastic walk in pantry area which extends under the stairs. To the first floor you will find the three good sized bedrooms and the bathroom. To the second floor via a fire door you will find the loft room which would make a great office area. Longridge offers a wide range of supermarkets, bars and eateries along with independent shops, places of worship and medical professionals. There are 3 primary schools and 2 high schools in the town and a good bus service to colleges and universities further afield. For those needing to commute the M6 motorway is just a few miles away and there is a main line railway in Preston.

## Accommodation

### Ground Floor

#### Entrance Porch

#### Lounge 14' 4" x 13' 0" (4.37m x 3.96m)

This lovely reception room boasts high ceilings with decorative coving. There is a large window to the front aspect, a fireplace with stove, radiator, hard flooring and a door leading to the inner hall.

#### Inner Hall

Here you will find stairs to the first floor.

#### Kitchen/Diner 21' 5" x 10' 7" (6.52m x 3.22m)

This room will be the hub of the home. Offering space to dine and entertain opening to the modern kitchen. There are white wall mounted units complemented by grey base units with complementary worktops over with sink and drainer. Appliances include an electric oven and gas hob, dishwasher and space for an upright fridge freezer. There is a window to the rear and door to the side.

#### Pantry

This is a useful space with plumbing for the washing machine.

### First Floor

#### First Floor Landing

Stairs to the first floor and doors leading to bedrooms and bathroom.

#### Bedroom 1 11' 9" x 10' 3" (3.58m x 3.12m)

This room has built in wardrobes and storage, radiator and window to the rear.

#### Bedroom 2 9' 9" x 9' 7" (2.97m x 2.92m)

A good size bedroom with built in storage, central heating radiator and window to the front.

#### Bedroom 3 13' 1" x 6' 6" (3.98m x 1.98m)

A single bedroom with radiator and a window to the front.

#### Bathroom 10' 2" x 5' 5" (3.10m x 1.65m)

This 3 piece bathroom in white comprises bath with shower over, wc and wash hand basin. Fully tiled walls and floor and a window to the rear. There is also a hatch to the loft.

### Second Floor

#### Loft Bed Room 17' 6" x 10' 8" (5.33m x 3.25m)

This useful room has velux windows and eaves storage.

### Externally

There is a paved yard area to the rear with space for a storage shed.

EPC rating to follow

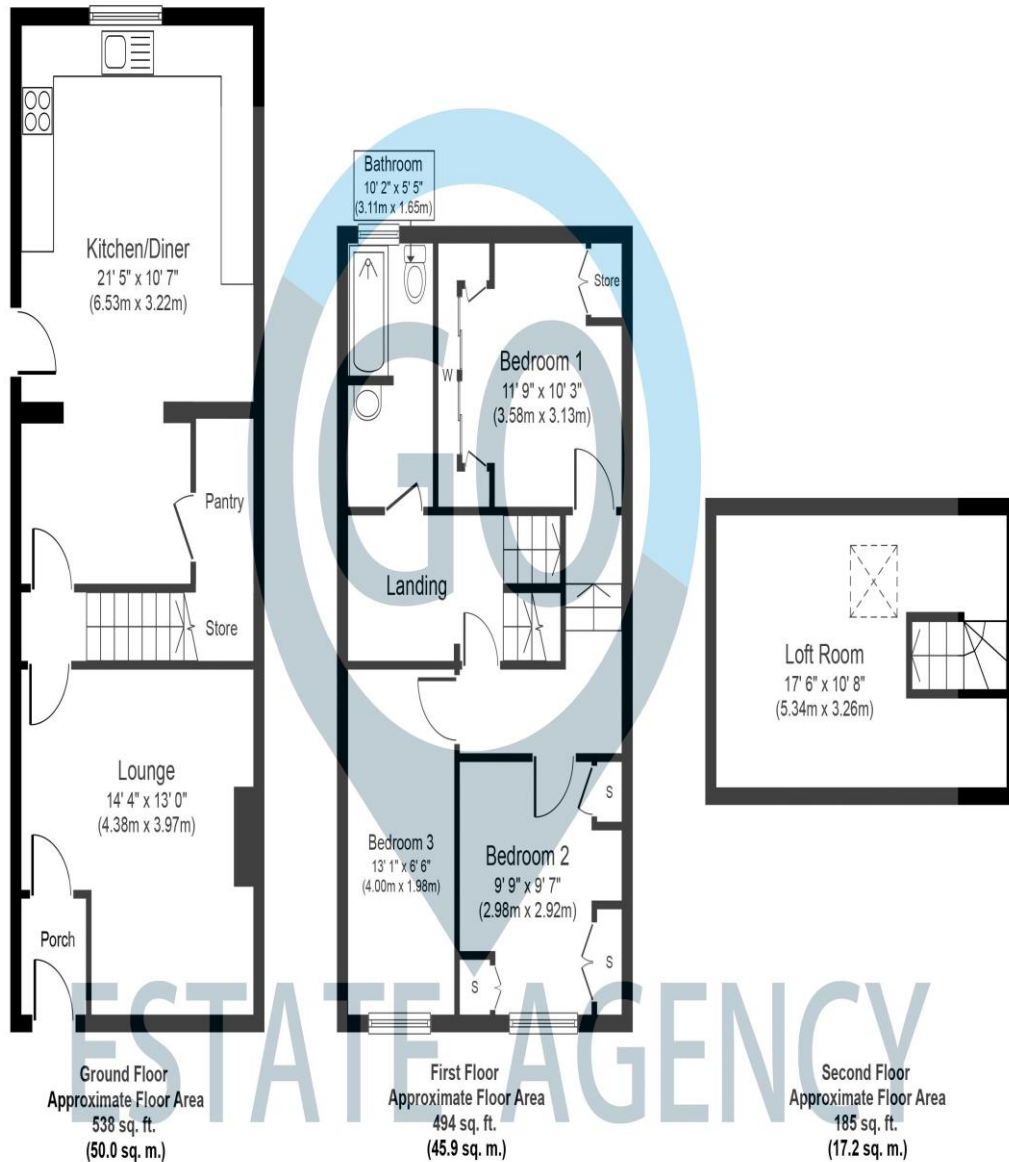
Property tenure Freehold

Council tax band B

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