



12 Davis Street
Longridge,
PR3 3NL

£199,950

ESTATE AGENCY



Beautifully presented and extended end terraced home

Downstairs WC

Enclosed patio area to the rear with storage

Open plan kitchen and entertaining area

Three bedrooms

Close to all amenities



We are delighted to introduce this immaculate end terrace property set on Davis Street, Longridge which has been extended and beautifully renovated by its current vendors. The property boasts a stunning open plan kitchen and living area with a newly extended utility, pantry and downstairs WC all to the ground floor. To the first floor are three bedrooms and a family bathroom suite. Externally, there is a easy to maintain rear patio area with artificial grass and an under cover storage area, gates to the side access road. Within walking distance of the house are all local amenities including supermarkets, shops, cafes, parks, pubs and much more!

Accommodation

Ground Floor

Entrance vestibule

Inner door into the lounge/kitchen area.

Lounge Dining and Kitchen area 21' 9" x 19' 4" (6.63m x 5.89m)

The open plan living and kitchen area is perfect for entertaining. The lounge area has a large window to the front aspect with the kitchen area having a window to the rear aspect, allowing ample light to flood the room. A beautiful stone fire surround with multi fuel burner is a great feature. There are also three radiators. In the kitchen area the navy blue wall and floor base units, with marble top with a Belfast sink with tap over enhances the character of the property. With a large island with space for seating around. The integral electric oven, gas hob with extractor over, integral fridge and wine fridge are an added bonus for modern day living.

Utility room

Off the kitchen area is a generous utility area with a Belfast sink built into a base unit. You will find a door to the rear garden area. There is also a large pantry area built under the stairs which has space for a dryer and plumbed for a washer. To the back of the utility area is a door to the cloak room

Cloakroom

With a vanity unit holding a wash basin. WC. There is a grey heated towel ladder. Window to the rear aspect.

First Floor

Landing

Access to the loft. Large storage cupboard

Bedroom One

Window to the front aspect. Radiator.

Bedroom Two

Window to the rear aspect. Radiator.

Bedroom Three

Window to the front aspect. Radiator.

Bathroom

Window to the rear aspect. Lovely family bathroom with a bath with mains operated shower over. WC, and wash basin. With a chrome heated towel ladder and fully tiled walls and floor.

Externally

Rear Garden

Low maintenance with patio area laid with artificial grass and a wooden pergola over. There is an outdoor cold water tap and a light under the covered storage area. This simple space has been given a lovely makeover to create a tranquil space.

EPC rating E

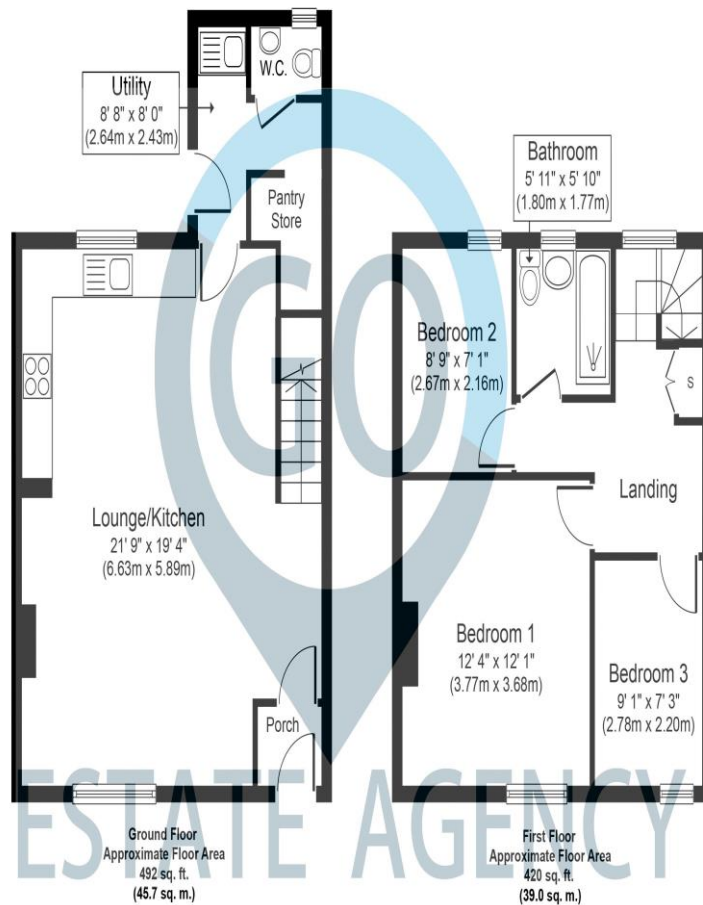
Property tenure Freehold

Council tax band B

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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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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