



**7 Mellor Court**  
Longridge,  
PR3 3SD

**£350,000**

**ESTATE AGENCY**



**Beautiful family home**

**Kitchen diner with utility room**

**Garage**

**Close to Longridge town centre**

**Sought after location**

**Ample off road parking**

**Rear garden with raised decked area**



This versatile family home in a sought after location isn't one to be missed.

Briefly comprising to the ground floor a generous sized lounge, with sun room off, a modern dining kitchen with doors to the rear garden and a utility room off, a ground floor WC and the master bedroom with ensuite. To the first floor are two further double bedrooms and the family bathroom. Externally there is a good sized rear garden with raised decked area making the most of the beautiful views, to the front of the property is an ample driveway leading to the garage. Please note that since the EPC was carried out a new boiler was installed in 2020 and additional insulation to the upstairs was added in 2020.

The lovely market town of Longridge has a vast array of restaurants, bars and take out places. There are two secondary schools and three primary schools, along side places of worship and health professionals. Along side the various independent shops there is a choice of larger chain supermarkets. A great location for those looking to commute with the M6 close by and a National Railway link from Preston.

## Accommodation

### Ground Floor

#### Entrance Porch

Door to hallway

#### Hallway

Radiator. Staircase to first floor with under stairs storage.

#### WC

Window to the rear. Radiator. WC and vanity unit housing a washbasin.

#### Kitchen/Diner 20' 11" x 10' 7" (6.37m x 3.22m)

A range of wall and base units with an integrated dishwasher and fridge freezer. Ceramic Belfast style sink with an insinkarator, with drainer and tap over. A modern range cooker with gas hob and electric oven. Radiator. Window to the rear. Finished off beautifully with a varnished Indian stone flag floor covering.

#### Utility room 6' 10" x 4' 2" (2.08m x 1.27m)

A range of units. Radiator. Plumbed for washing machine.

#### Lounge 18' 11" x 11' 5" (5.76m x 3.48m)

Window to the front aspect. Radiator. Multi fuel burning stove set in the brick fireplace.

#### Sun room 13' 10" x 7' 10" (4.21m x 2.39m)

Off the lounge with an external door to the side of the property. Plumbed ready for a radiator should you wish to install one.

#### Master Bedroom 18' 11" x 9' 0" (5.76m x 2.74m)

Window to the front aspect. Radiator. Door to ensuite

#### En-suite

Window to the side elevation. Shower cubicle with mains shower. WC. Vanity unit housing washbasin.

## First Floor

### Landing

Access to a boarded loft. Storage to the eaves.

#### Bedroom Two 14' 8" x 11' 11" (4.47m x 3.63m)

Window to the front aspect. Radiator

#### Bedroom Three 16' 6" x 8' 11" (5.03m x 2.72m)

Window to the side aspect. Radiator.

### Bathroom

Window to the side aspect. Bath. WC. Washbasin. Part tiled walls and laminate flooring. Chrome heated towel ladder.

## Externally

### Rear Garden

Laid to lawn with an impressive raised decked area with power and which benefits from beautiful views. A flagged patio area. A water feature. Cold water tap and power. A playhouse. Access to the garage via a side door.

### Front garden

Decorative stones. Driveway with parking for multiple vehicles and access to the garage.

### Gargage

Houses a wood store to the rear. With both hot and cold water supply and power. An up and over door.

EPC rating E

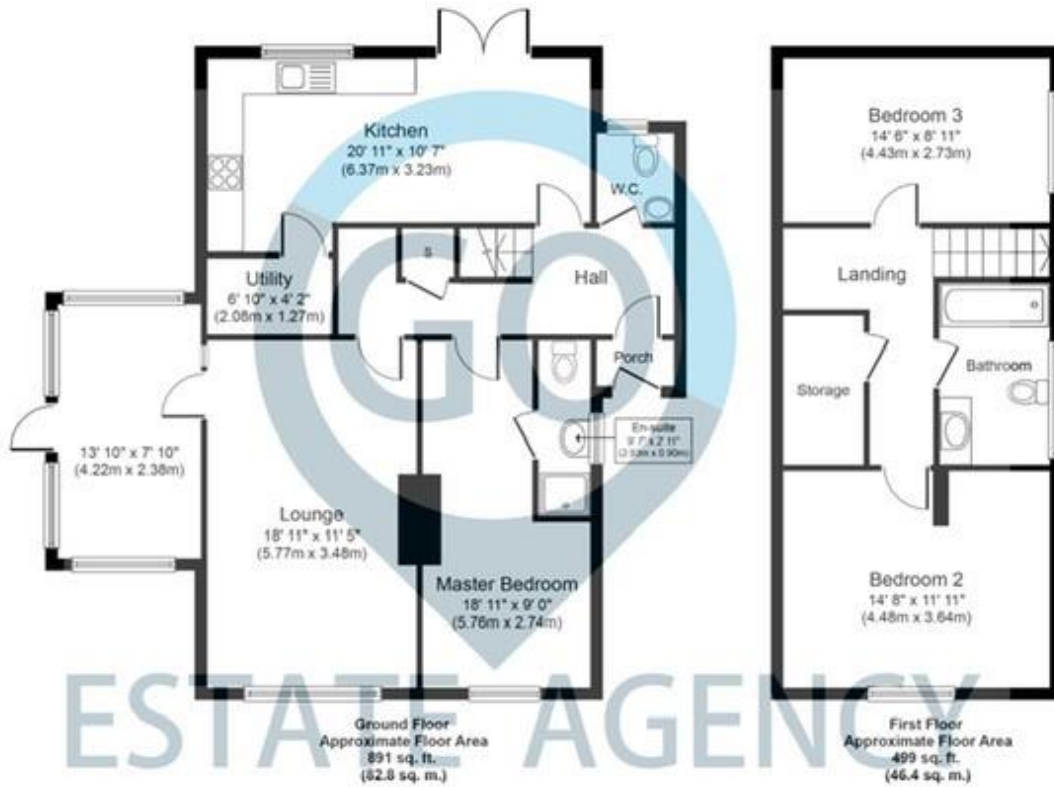
Property tenure Freehold

Council tax band E

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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 floors, 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		
69-80	C		75   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

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