



**78 Chapel Hill**  
Longridge,  
PR3 2YB

**£315,000**

**ESTATE AGENCY**



**Three bedroom spacious dormer bungalow**

**Two reception rooms**

**Extensive plot and rear garden**

**Dining kitchen**

**Garage and off road parking**

**Close to schools and amenities**



**Boasting a large plot sits this three bedroom spacious dormer bungalow set on Chapel Hill in central Longridge. The property on internal inspection to the ground floor comprises; spacious entrance hallway, lounge with open fire, dining room overlooking the rear garden, ground floor bedroom with fitted furniture, shower room, dining kitchen and utility area to the back of the garage. The first floor provides two further double bedrooms and family bathroom. Externally the property provides ample gardens with driveway and garage. Viewing is essential to appreciate the size, space and plot this delightful bungalow has to offer. This property is close to Longridge town centre with is ample supermarkets, local shops, bars and restaurants. There are two high schools and three primary schools. There is a National Rail link from the city of Preston, with great bus routes. Those looking to commute will find the M55 and M6 within easy reach**

## Accommodation

### Ground Floor

#### Entrance Hall

Spacious entrance hallway with open tread staircase and window to the rear aspect. Built in storage and recessed lighting.

#### Lounge 13' 11" x 14' 4" (4.24m x 4.37m)

Bright and airy lounge with feature open fire place on a stone hearth and surround. Window to the front aspect, recessed lighting.

#### Dining Room 16' 11" x 10' 7" (5.16m x 3.23m)

Floor to ceiling window allowing lots of natural light overlooking the rear garden. Recessed lighting and door leading into the kitchen.

#### Kitchen/Diner 13' 10" x 9' 5" (4.22m x 2.87m)

Modern fitted kitchen with a range of wall and base units with under unit lighting, stainless steel sink with mixer tap and tiled splashback. Integrated Miele double oven and touch screen hob with extractor over. Exposed feature brick wall, recessed lighting and window to the rear aspect.

#### Bedroom One 13' 3" x 12' 4" (4.04m x 3.76m)

Fitted furniture with dressing area and mirrored wardrobe. Window to the front aspect.

#### Shower Room

Modern shower room with WC and wash basin. Window to the side aspect. Partially tiled. Heated towel ladder.

#### Utility/Garage 23' 6" x 8' 5" (7.16m x 2.57m)

Single detached garage with electric door. To the rear of the garage is the utility area which is plumbed for a washing machine and tumble dryer and provides ample storage space with units and shelving.

## First Floor

### Landing

One radiator and storage cupboards.

#### Bedroom Two 15' 7" x 13' 0" (4.75m x 3.96m)

Fitted wardrobes to one wall. Window to the rear aspect, Velux roof light and ceiling light point.

#### Bedroom Three 11' 0" x 9' 10" (3.35m x 3m)

Window to the rear aspect and Velux roof light. Fitted cupboard and ceiling light point.

#### Bathroom 9' 7" x 9' 5" (2.92m x 2.87m)

Modern bathroom partially tiled. A bath with shower over. WC, vanity unit housing a wash basin. Window to the rear aspect. Heated towel ladder.

## Externally

### Rear Garden

Delightful rear garden with a flagged patio area. Mainly laid to lawn with an array of flowers, shrubs and mature trees. A pond with decorative stone and slate. Outside tap and light.

### Front Garden

Lawned garden to the front with a variety of flowers and shrub borders and driveway to the garage.

### Garage

Single garage with up and over door, with power and lighting. Utility area to the rear. Door to rear garden.

EPC rating D

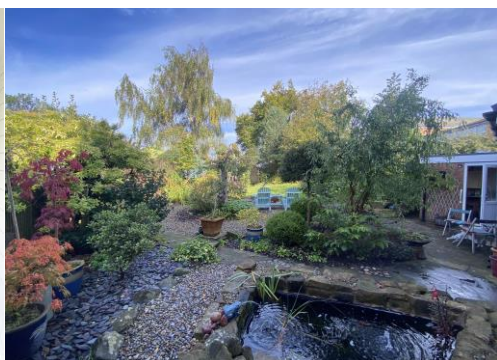
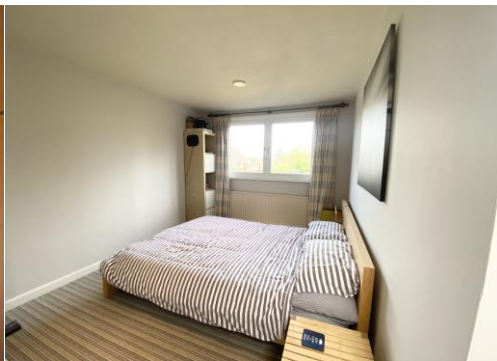
Property tenure Freehold

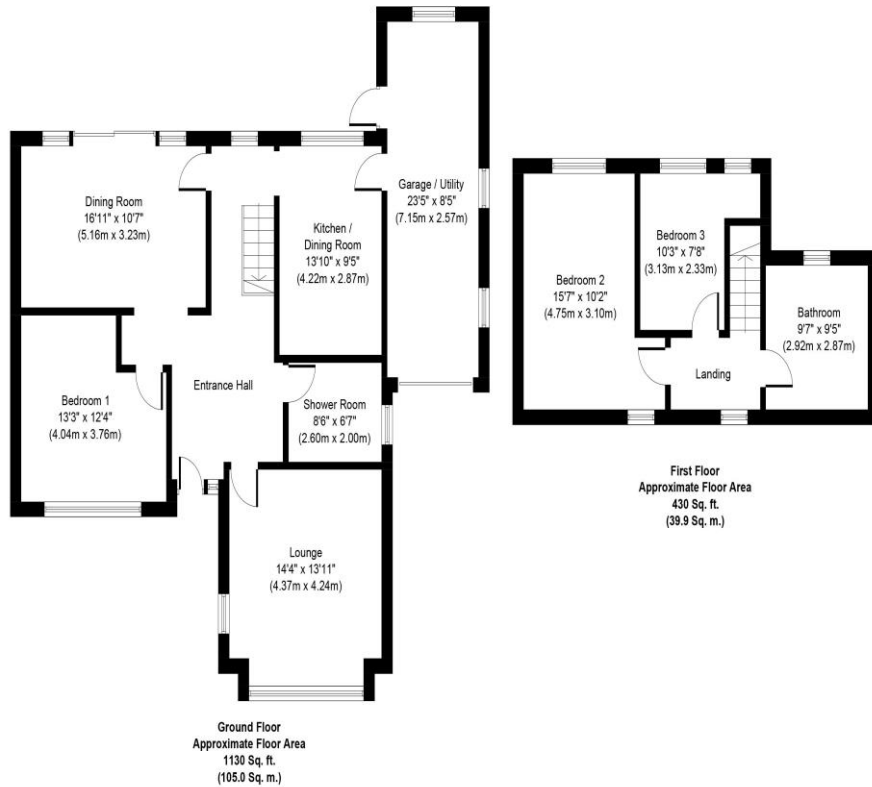
Council tax band D

## IMPORTANT NOTE TO PURCHASERS:

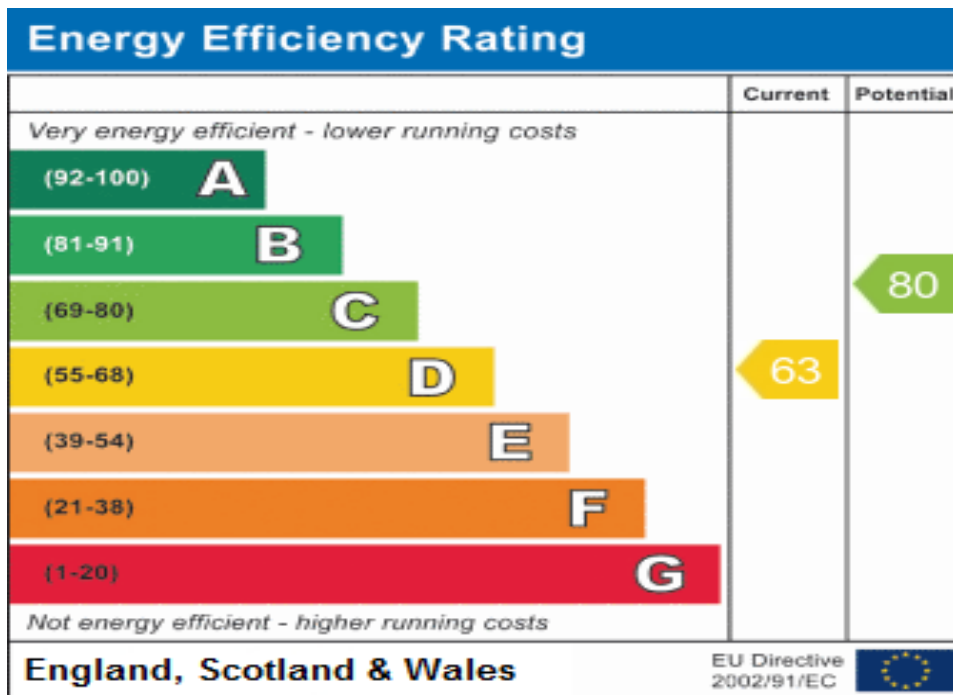
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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