



26 Whittingham Road

**Longridge,
PR3 2AA**

£235,000

ESTATE AGENCY



Three storey property

Good size kitchen diner

Modern four piece family bathroom

Close to local Longridge Amenities

Four bedrooms

Downstairs WC

Off road parking space



FOUR BEDROOMS * THREE STOREY* OFF ROAD PARKING

Within walking distance of Longridge town centre, you will find this tastefully decorated end terrace property. Briefly comprises of an entrance hall, lounge, kitchen/living area, downstairs WC to the ground floor. The first floor has three bedrooms and a modern four piece bathroom suite. To the second floor you will find the fourth bedroom and a generous walk-in wardrobe/storage area.

Externally to the rear of the property there is an enclosed, flagged yard with side gate and beyond the enclosed yard there is an allocated parking space.

The market town of Longridge has much to offer, with bars, pubs and restaurants. Three primary schools and two high schools, along with places of worship and a community hall. The motorway links of the M6 and M55 are nearby and a National Rail network from Preston city centre making the commute easier.

Accommodation

Hallway

Staircase leading to the first floor and access into the Lounge.

Lounge

Two double glazed windows to the front aspect, one radiator, feature wall mounted gas fire unit, one storage cupboard housing the meters.

Kitchen/Living Area

One double glazed window to the rear aspect, one radiator, feature fireplace with stone base and surround. Modern style fitted kitchen with built in base and wall units, space for dishwasher/washer/dryer, electric oven and induction hob, stainless steel sink unit, under stairs storage area and an outer door leading to the rear yard.

Downstairs WC

WC, wash basin, one radiator and one double glazed window to the rear aspect.

First Floor

Bedroom

One double glazed window to the rear aspect and one radiator.

Bedroom

One double glazed window to the front aspect and one radiator.

Bedroom

One double glazed window to the front aspect and one radiator.

Bathroom

Modern four piece bathroom suite comprising of a bath, waterfall walk in shower, WC and wash basin. One Velux skylight window, a chrome heated towel rail, tiled flooring, tiled walls and a smart wall mounted mirror.

Second Floor

Master bedroom

One Velux skylight window, one radiator and two storage compartments in the eaves.

Walk in wardrobe/Store

Separate storage room with one radiator.

Externally

Rear Yard

Indian flagged rear yard with gated access to one allocated parking space to the rear of the property.

Front Aspect

Landscaped gravelled patio area with Indian flags and well maintained hedge.

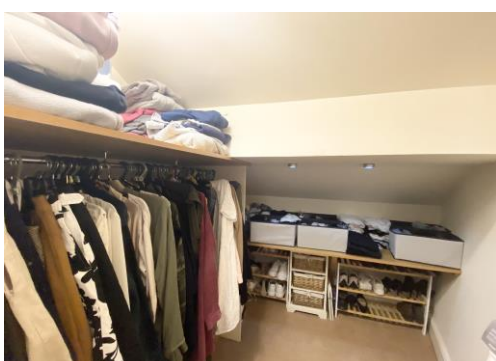
EPC rating D

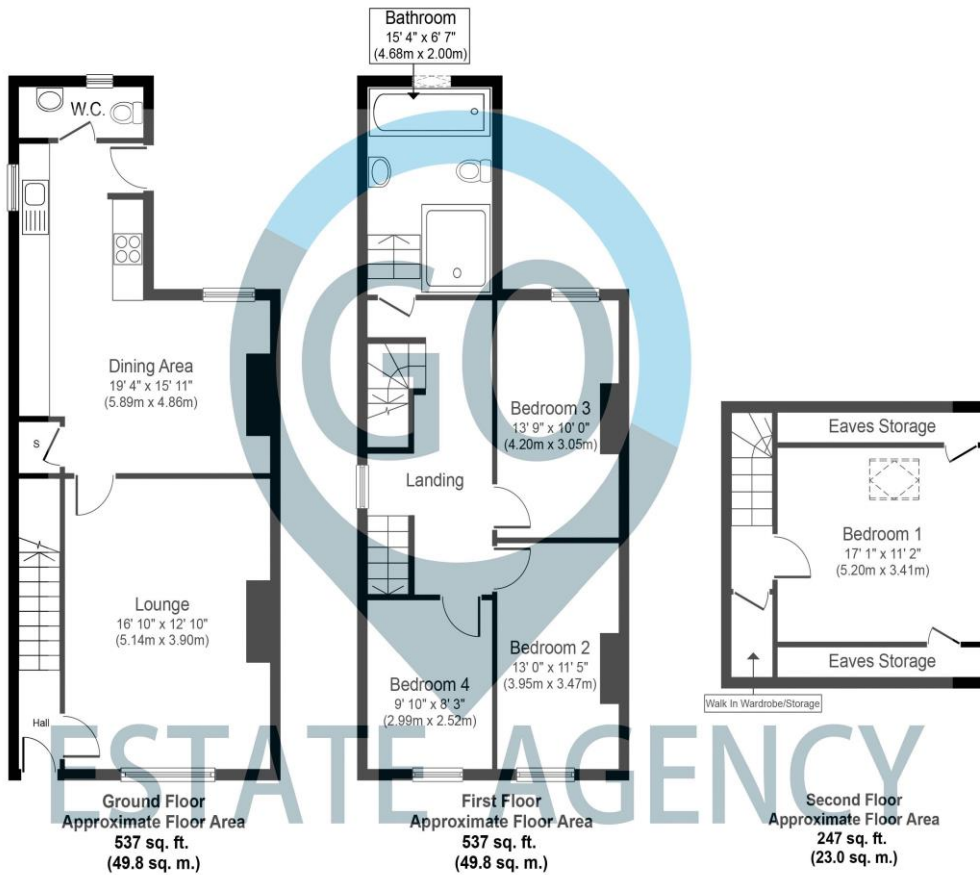
Property tenure Freehold

Council tax band C

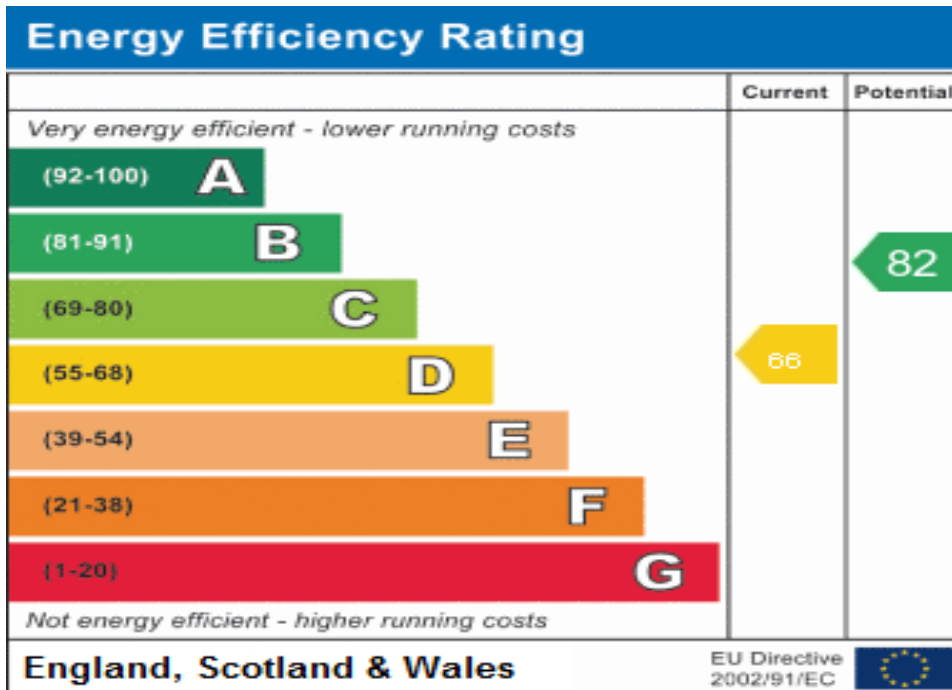
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements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