



ESTATE AGENCY

66 The Ridings

Longridge,
PR3 2DD

£350,000



Well presented modern detached home

Master en suite

Off road parking

Integral garage

Close to all amenities

Four bedrooms

Dpwnstairs WC

Utility



Modern and immaculately presented detached residence on the very popular Ridings estate situated just outside of central Longridge. The ready to move into accommodation comprises of an entrance hallway, downstairs cloakroom, lounge, kitchen/diner, utility room and integral garage to the ground floor. to the first floor is a master bedroom with en suite shower room, three further bedrooms and a family bathroom suite. Externally, the spacious rear garden has been laid by the current owners and offers access down both sides of the property to the front aspect. To the front is a driveway allowing off road parking for two vehicles. Close by within walking distance is the Aldi super market and other Longridge amenities.

Ground Floor

Entrance Hall 15' 0" x 6' 5" (4.58m x 1.96m)
Stairs to the first floor, one radiator.

Lounge 15' 1" x 9' 10" (4.61m x 2.99m)
Spacious living area with one radiator and windows to the front aspect.

Cloakroom/WC
WC, wash basin and one radiator.

Kitchen/Diner 11' 11" x 19' 5" (3.64m x 5.93m)
This generous kitchen dining room has plenty of space for entertaining. There are wall and base units with complementary worktops over, a one and a half bowl sink and drainer unit and a breakfast bar. There is a 5 ring gas hob, a double over and grill and an integrated fridge and freezer. There are french doors to the rear and a double glazed window over looking the garden. There is a door to the utility room.

Utility room 10' 2" x 5' 10" (3.1m x 1.78m)
The utility room has a range of wall and base units, one of which houses the boiler. There is plumbing for a washing machine and a dish washer. There is a door to the rear garden and also to the integral garage.

First Floor

First Floor Landing

Loft access.

Bedroom 1 15' 1" x 10' 2" (4.59m x 3.09m)
Master bedroom with one radiator and windows to the front aspect. En suite.

En-suite 7' 6" x 6' 5" (2.28m x 1.96m)
Shower, WC and wash basin. Chrome heated towel rail and window to the front aspect. Store cupboard.

Bedroom 2 12' 1" x 8' 7" (3.69m x 2.61m)
One radiator and windows to the rear aspect.

Bedroom 3 12' 2" x 6' 9" (3.72m x 2.07m)
One radiator and windows to the front aspect.

Bedroom 4 12' 2" x 10' 0" (3.7m x 3.04m)
One radiator and windows to the rear aspect.

Bathroom 8' 7" x 6' 8" (2.62m x 2.04m)

Integral Garage 17' 0" x 8' 3" (5.19m x 2.51m)

Externally

Rear Garden
The rear garden is fence enclosed with an access gate to the front of the property. The vendor have laid the lawn with additional drainage and created beds which are ideal for shrubs or vegetables. There is also a paved patio area.

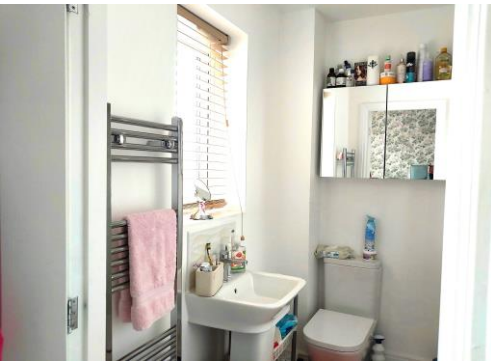
Front
To the front of the property you will find a double drive way and a garden area laid mainly to lawn with borders.

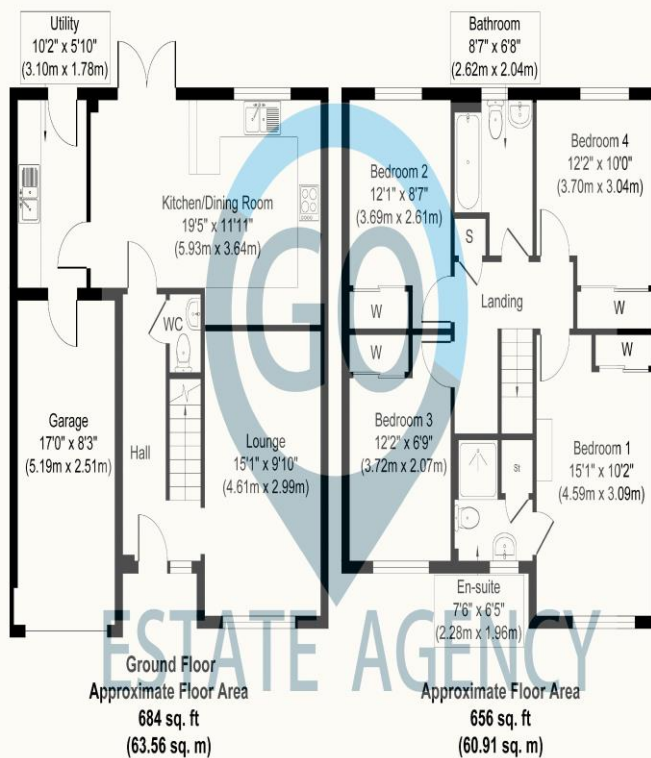
Services
The property is on mains gas, electric, water and drainage. The property benefits from solar panels.

EPC rating B
Property tenure Freehold
Council tax band E

IMPORTANT NOTE TO PURCHASERS:

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 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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