

1 Towneley Road West
Longridge,
PR3 3AB
£200,000

Offers in Excess of



Deceptively spacious three bedroom property

Two reception rooms

Modern Kitchen/diner

Ground floor cloaks

Low maintenance rear garden



This deceptively spacious three bedroom property is not to be missed. Entering the property from the front into a hallway with door to the lounge and staircase to the first floor. The lounge has double doors through to the dining room and a single door through to the breakfast kitchen. From here you can enter the rear porch, with access to the rear garden, and the ground floor WC. From the first floor landing you can access the three generous sized bedrooms and the shower room. Externally this property boasts an enclosed low maintenance rear garden with a wooden shed and an outbuilding with power, light and water with space for washing machine and dryer. Within walking distance of Longridge town centre with its many shops, bars, restaurants and take aways you will be spoilt for choice. Longridge has three primary schools and two high schools, alongside places of worship. Easy access to the motorway links, and great public transport links. Preston city centre is only a short distance where you will find a National Railway link.

Accommodation

Ground Floor

Entrance Hall

Staircase to first floor. Radiator. Outer door to front.

Lounge

Fireplace with wood burning stove. Radiator and sliding door to the rear porch. Double doors through to the dining room

Dining Room

Window to the front aspect. Double doors to lounge. Radiator.

Kitchen/Diner

Modern fitted wall and base units, breakfast bar area. Stainless steel sink with drainer and tap over. Electric hob and oven. Space for a dishwasher. Radiator. Window to the side aspect. Door to rear porch. Under stairs storage.

Rear porch

Velux style window, outer door to garden, sliding door to lounge, door to ground floor WC.

Ground floor cloaks

Wash basin and WC. Electric towel heater. Window to rear.

First Floor

Landing

Loft hatch. Doors to bedrooms and bathroom.

Bedroom One

Built in wardrobes. Two windows to the front aspect. Radiator.

Bedroom Two

Window to the rear and side aspect. Radiator.

Bedroom Three

Window to the rear. Radiator

Shower Room

Large shower cubical with shower off the mains. Wash basin and WC. Storage cupboard housing the boiler. Window to the side aspect. Part tiled walls and vinyl floor covering.

Externally

Out building/utility

Access via rear garden. Plumbed for washer and space for dryer.

Rear Garden

Patio areas to the front and back of the garden. Decorative stones and raised beds. Outbuilding used as utility room. Wooden shed.

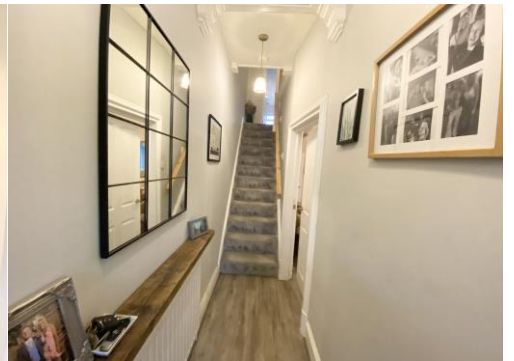
EPC rating E

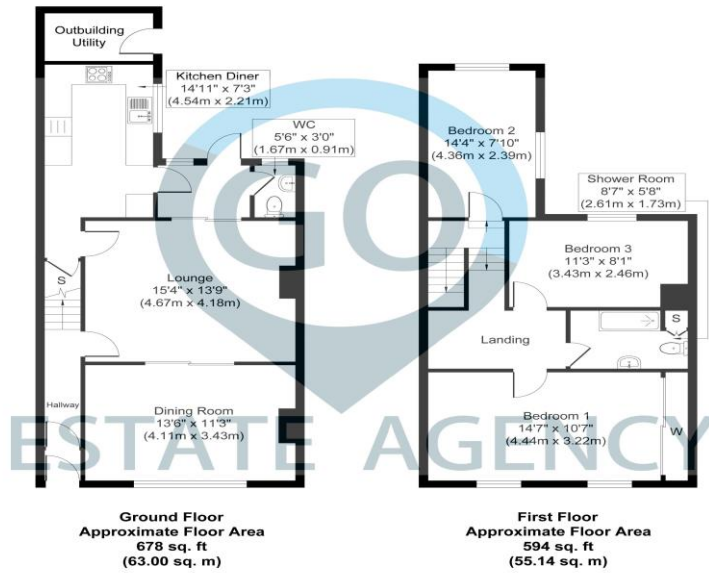
Property tenure Freehold

Council tax band B

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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 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		
69-80	C		78 C
55-68	D	52 E	
39-54	E		
21-38	F		
1-20	G		