

**30 Water Meadows**  
Longridge,  
PR3 3BW  
**£41,000**

**Shared Ownership**



**Two bedroom semi detached property**

**Kitchen diner**

**Parking space**

**Potential to purchase further shares please  
contact the branch for more details**

**Lounge**

**Ground floor WC**

**25% shared ownership**

**BUYER CRITERIA APPLIES**



**\*SHARED OWNERSHIP\* NO ONWARD CHAIN\* BUYER CRITERIA APPLIES**

We bring to market the opportunity to purchase this shared ownership property\*. This modern build semi detached house briefly comprises of a porch, downstairs WC, lounge leading to kitchen diner with French doors leading to the rear garden.

To the first floor you will find two bedrooms and a three piece bathroom.

Externally to the rear is an enclosed garden and to the front of the property a private parking space.

Located on the outskirts of Longridge but in close proximity to all local Longridge amenities such as schools, churches, shops, pubs, parks, supermarkets and more.

\*25% share, with the opportunity to purchase further shares.

Please contact the branch for further details on the shared ownership. Buyer criteria applies.

**Services**

We are advised but have not verified the below monthly contributions based on the purchase price:

Service charge £29.08 per month

Rent £394.35 per month

**Accommodation**

**Ground Floor**

**Entrance Porch**

Door to lounge and WC.

**Lounge**

Window to the front elevation. Radiator.

**Kitchen/Diner**

A range of modern wall and base units. Stainless steel sink with drainer and tap over. Electric oven and hob with extractor over. Plumber fort washer. Radiator. Window to the rear. French doors to the rear garden.

**Cloakroom**

Off the entrance porch. Wash basin and WC. Window to the side. Radiator.

**First Floor**

**Landing**

Loft access. Window to the side elevation.

**Bedroom One**

Built in storage cupboard. Window to the rear. Radiator.

**Bedroom Two**

Window to the front elevation. Radiator.

**Bathroom**

Window to the front elevation. Bath with electric shower over. Part tiled walls. WC and wash basin. Vinyl floor covering.

**Externally**

**Rear Garden**

Enclosed with wooden shed.

**Front**

Parking space.

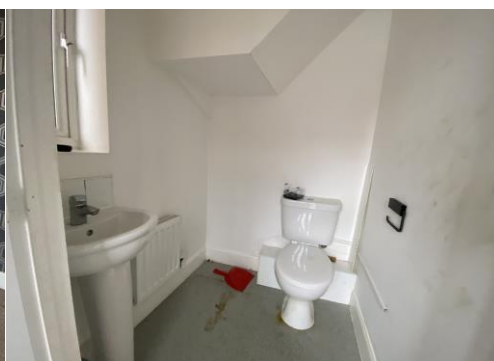
EPC rating to follow

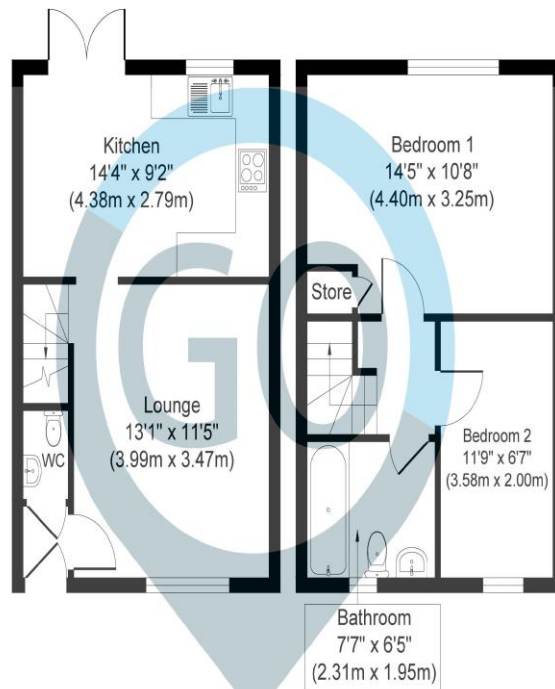
Property tenure Share of Freehold

Council tax band B

**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.





**Ground Floor**  
**Approximate Floor Area**  
**322 sq. ft**  
**(29.95 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**322 sq. ft**  
**(29.95 sq. m)**

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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