

# GUILDHALL

SALES & LETTINGS



## 101 Mosses Farm Road

Longridge, Preston, PR3 2BG

Asking Price £179,995



**\*\*THIS PROPERTY IS A PART OF THE AFFORDABLE HOUSING SCHEME - FOR FURTHER INFORMATION PLEASE CONTACT GUILDHALL\*\***

Situated in the highly desirable area of Longridge, this three bedroom quasi-semi detached property is being proudly welcomed to the market. Conveniently located near local amenities, schools, and excellent commuter links, this property is an opportunity not to be missed. Featuring neutral décor and spacious living areas, it is an ideal choice for a variety of buyers.

Upon entering, the ground floor features a hallway leading to the downstairs W/C and a generously sized, well-presented lounge. From there, you step into the spacious kitchen and dining area. From here, you enter into the spacious kitchen/dining room. Upstairs, the first floor presents three well-proportioned bedrooms, one boasting an en-suite, and complete with a family bathroom.

The rear of the property boasts a large, well-maintained garden with a patio area, perfect for the upcoming summer months. To the front of the property, there is an allocated space (with further off road parking) and access to the garage, providing convenient parking and storage options.



Ground Floor

Hallway 4'7" x 3'11" (1.4 x 1.2)

Downstairs WC 4'11" x 2'7" (1.5 x 0.8)

Lounge 15'1" x 12'1" (4.6 x 3.7)

Kitchen 15'1" x 8'2" (4.6 x 2.5)

First Floor

Bedroom One 10'5" x 9'2" (3.2 x 2.8)

Bedroom Two 10'5" x 7'10" (3.2 x 2.4)

Bedroom Three 7'2" x 6'10" (2.2 x 2.1)

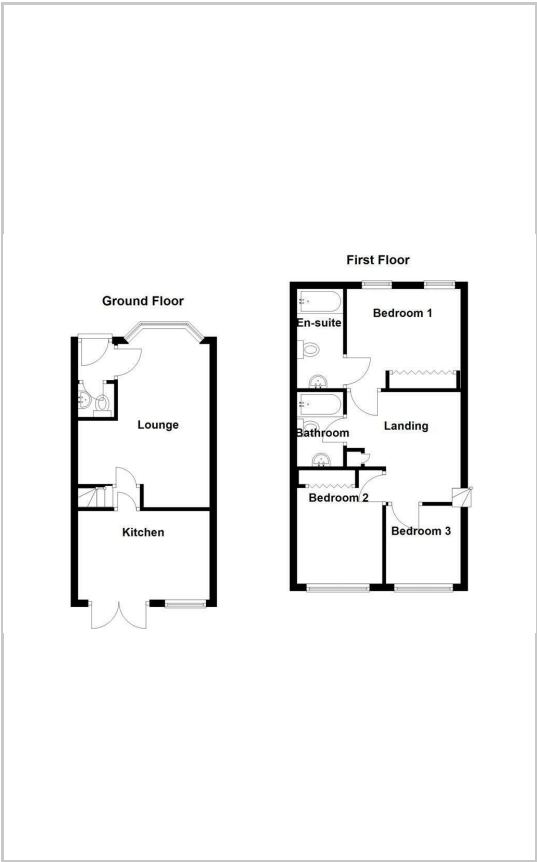
Bathroom 6'10" x 5'6" (2.1 x 1.7)

En Suite 6'6" x 4'3" (2.0 x 1.3)

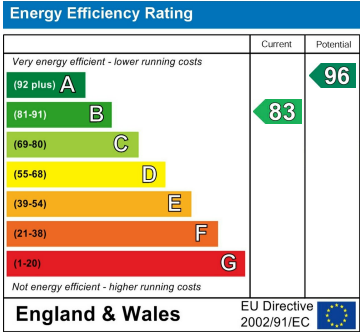
Area Map



Floor Plans



Energy Efficiency Graph



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