



14 Lindale Road

Longridge, Preston, PR3 3FT



£299,950

Offering well proportioned rooms and boasting immaculately presented living accommodation throughout we welcome to the market this spacious four to five bedroom detached family home in the hugely popular location of Longridge. Ready to move in, the impressive property offers contemporary finishes across two floors and will appeal to a wide range of purchasers looking for a quality detached property. With four to five bedrooms and ample living space this property would make a fantastic family home. Council tax band D. EPC Rating D.





Ground Floor

Entrance Hall

Double glazed composite front door and uPVC windows, laminate floor, door into living room and second reception room, stairs to the first floor.

Living Room

15'8" x 11'4" (4.783 x 3.461)

uPVC double glazed window to the front, radiator, laminate floor, living flame gas fire, door into kitchen/diner.

Kitchen

14'5" x 8'4" (4.414 x 2.541)

Wall and base units, four ring Neff hob, Neff oven, extractor, composite sink with drainer, tiled floor, integrated fridge/freezer and dishwasher, under stairs storage, downlights, uPVC double glazed window to the rear, door into the utility, opening into breakfast room.

Utility

7'4" x 5'2" (2.255 x 1.581)

Wall and base units, space for washer and dryer, stainless steel sink, downlights, tiled floor, uPVC double glazed window and door.

Breakfast Room

8'8" x 8'2" (2.664 x 2.511)

Base units with breakfast bar, radiator, downlights, tiled floor, opening through to dining area, door into snug and downstairs WC.

Dining Area

12'0" x 7'9" (3.680 x 2.366)

Bi-fold Aluminum door to the rear, tiled floor, downlights, Velux window.

WC

WC, basin, tiled floor, tiling to the walls, uPVC double glazed window, downlights.

Snug

11'3" x 8'9" (3.449 x 2.673)

uPVC double glazed window with fitted shutters, radiator, laminate floor.

First Floor

Landing

Access into five bedrooms and bathroom, loft access.

Bedroom 1

14'0" x 8'2" (4.282 x 2.513)

uPVC double glazed window with fitted shutters, radiator, corner mirrored wardrobe.

Bedroom 2

13'1" x 8'9" (4.011 x 2.675)

uPVC double glazed window with fitted shutters, radiator, wardrobe with mirrored doors.

Bedroom 3

10'1" x 7'4" (3.080 x 2.260)

uPVC double glazed window with fitted shutters, radiator.

Bedroom 4

9'6" x 8'9" (2.911 x 2.676)

uPVC double glazed window with fitted shutters, radiator, laminate flooring.

Bedroom 5/Study

7'2" x 5'11" (2.204 x 1.824)

uPVC double glazed window with shutters, radiator, laminate floor.

Bathroom

6'8" x 5'11" (2.054 x 1.820)

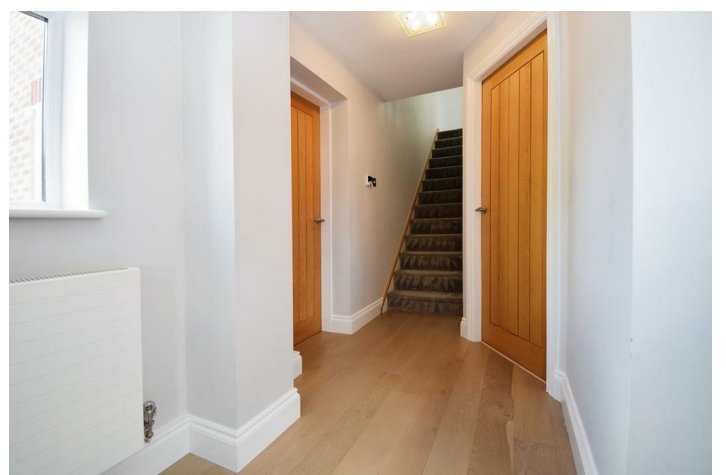
Bath with overhead shower and screen, basin, WC, tiling to walls, towel radiator, downlights, uPVC double glazed window.

External

Lawn to front, driveway providing off road parking, gated access to side, Indian stone flagged patio, lawn and decking areas to rear.

Property Misdescriptions Act

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



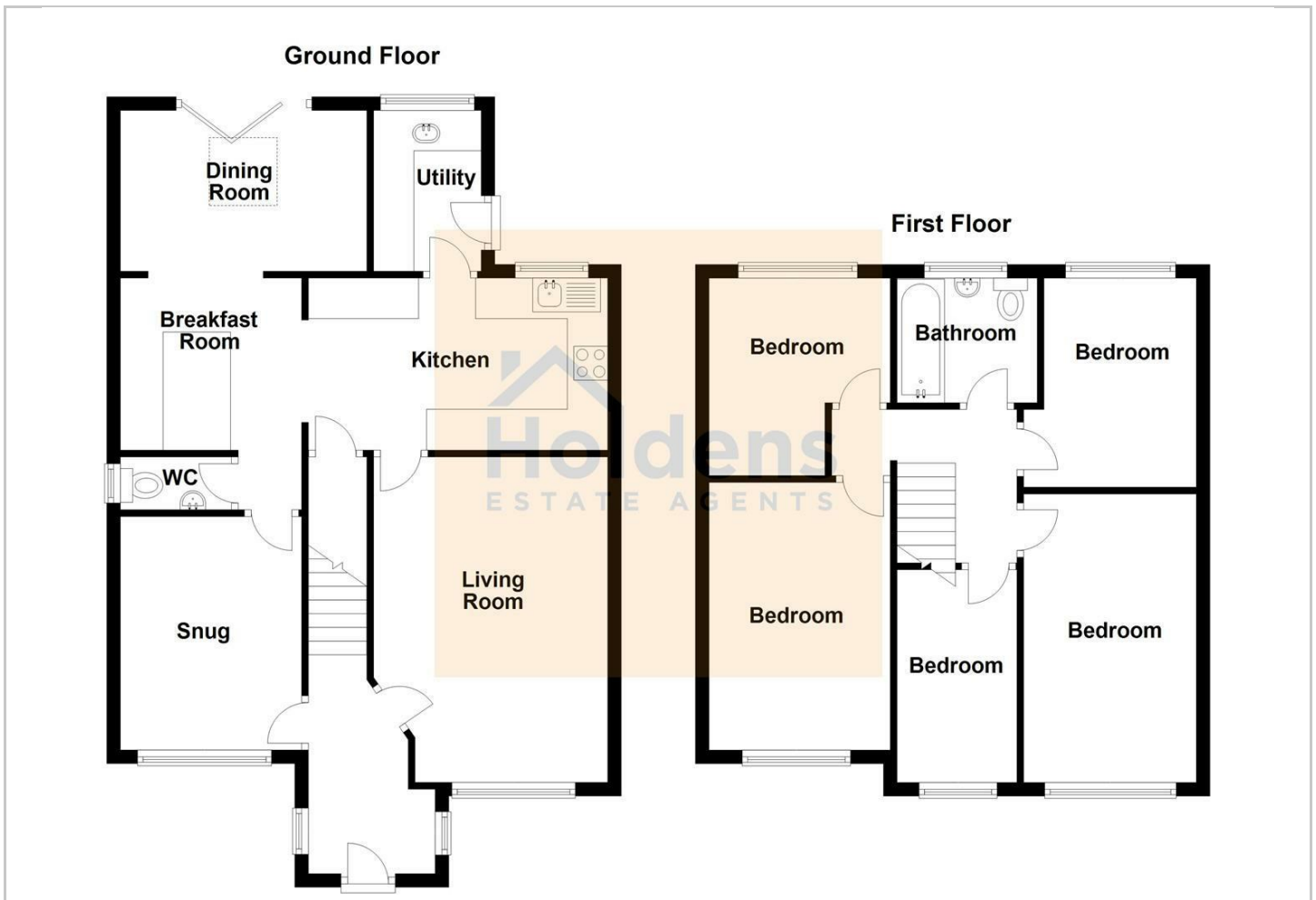
Hybrid Map



Terrain Map



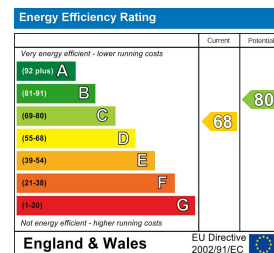
Floor Plan



Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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