



## 16 Chapel Hill

Longridge, Preston, PR3 3JY



£230,000

Holden's are delighted to bring to the market this 3-4 bedroomed semi detached home in the sought after market town of Longridge. This lovely property briefly comprises of an entrance hall, a spacious living room, a second living room which could be used as a downstairs bedroom, a kitchen/diner to the back which opens onto a lovely peaceful garden. Stairs take you up to a further 3 bedrooms and a family bathroom. The outside of the property also has off road parking to the front. Close to all local amenities this lovely property will make a lovely home for a variety of different buyers. Early viewing is highly recommended. Council tax band C. EPC Rating C.







## GROUND FLOOR

### ENTRANCE HALL

uPVC double glazed door, radiator, tiled floor, access into kitchen/diner and living room, stairs to first floor.

### Lounge

16'9" x 10'10" (5.114m x 3.318m)

uPVC double glazed bay window to front, radiator, electric fire.

### Kitchen/Diner

19'10" x 9'7" (6.070m x 2.939m)

Wall and base units, flooring, electric hob, oven, extractor, integrated dishwasher, integrated fridge, space for washing machine, stainless steel one and a half bowl sink unit with drainer, tiled splashbacks, uPVC double glazed window and door to rear, tiled floor, radiator.

### Snug/4th Bedroom

16'10" x 8'0" (5.144m x 2.462m)

uPVC double glazed window to front, radiator, meter cupboard.

## FIRST FLOOR

### Landing

Access in to three bedrooms and bathroom, loft access which is part boarded and lighting.

### Bedroom 1

11'10" x 9'11" (widest) (3.6185m x 3.037m (widest))

uPVC double glazed window to front, radiator, fitted wardrobes.

### Bedroom 2

11'10" x 9'7" (3.610m x 2.938m)

uPVC double glazed window to front, radiator.

### Bedroom 3

9'11" x 9'11" (widest) (3.039m x 3.036m (widest))

uPVC double glazed window to rear, radiator.

### Bathroom

9'7" x 6'6" (2.941m x 1.994m)

Roll top bath, shower, basin with pedestal, WC, wood flooring, tiling to walls, uPVC double glazed window to rear, chrome towel radiator.

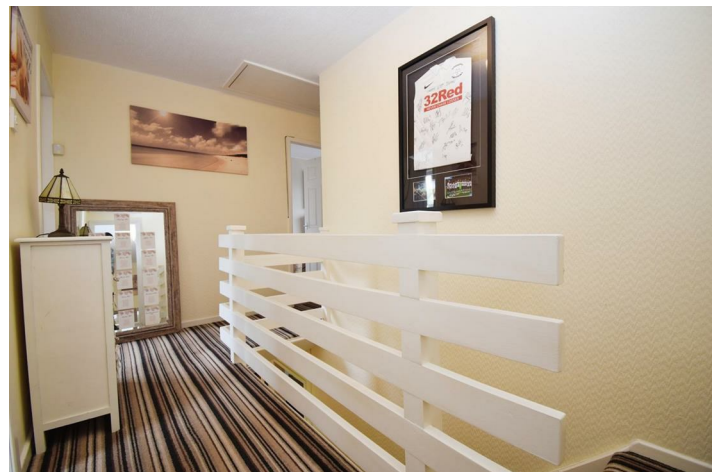
## EXTERNALLY

Driveway with cobbled area to front providing off road parking, gated access to side, decking area, lawn and York stone flagged patio 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.





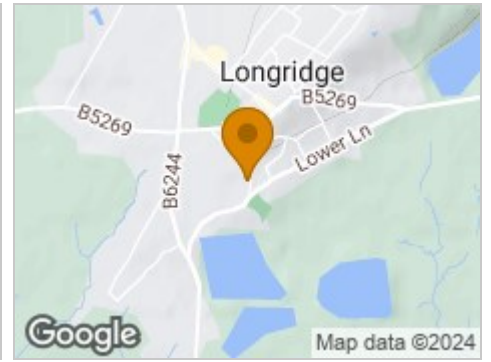
## Road Map



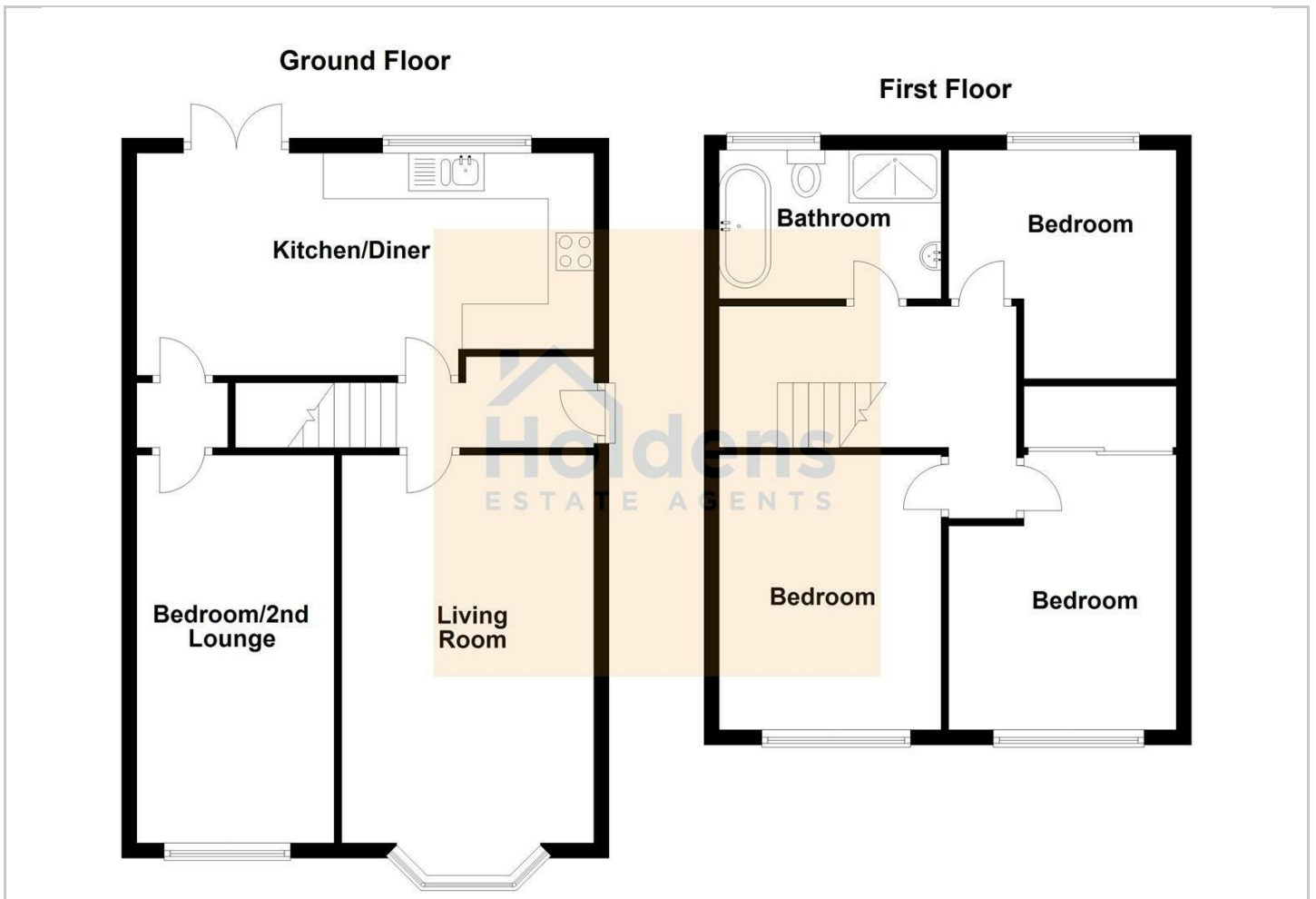
## Hybrid Map



## Terrain Map



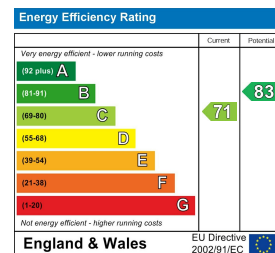
## Floor Plan



## 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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