



40 Chaigley Road

Longridge, Preston, PR3 3TQ



£374,950

A superb spacious detached family home in a popular residential area being handy for shops, walks, schools etc.. The property will suit a growing family, Ground Floor: Entrance Hall, living Room, snug, bedroom four, shower room, open plan living/modern kitchen/diner with sliding patio doors to garden, First Floor: Three further bedrooms, en-suite to master, family bathroom. Gas central heating, double glazed. Lawned garden to front plus ample driveway parking, attached garage. Garden to the side and rear. Freehold. Council Tax Band D.





GROUND FLOOR

Entrance Hall

uPVC double glazed door to the front, laminate flooring, radiator, access into kitchen/dining/living room, living room, fourth bedroom and downstairs shower room, stairs to the first floor, under stairs storage.

Living Room

12'1" x 13'1" (3.689m x 4.001m)

uPVC double glazed bay window to the front, living flame gas fire, radiator, glass panelled sliding doors into the snug.

Snug

9'0" x 8'6" (2.768m x 2.610m)

uPVC double glazed window to the front, radiator, door into the downstairs bedroom.

Bedroom 4

11'0" x 8'11" (3.357m x 2.742m)

uPVC double glazed window and door to the side, wash basin, radiator.

Shower Room

8'6" x 3'4" (2.612m x 1.024m)

Shower, basin with pedestal, WC, tiled walls and floor, chrome towel radiator, downlights, uPVC double glazed window to the rear.

Kitchen/Living/Dining Room

19'1" x 20'0" (5.839m x 6.117m)

Island with pre-finish worktops, composite sink with drainer, four ring induction hob, ceiling mounted extractor, two Neff ovens, Neff microwave, Rangemaster coffee machine, integrated fridge/freezer and dishwasher, laminate floor, uPVC double glazed sliding doors to the rear and side, uPVC double glazed window to the side, two Velux skylights, two tall radiators, storage cupboard with plumbing for washing machine, downlights.

FIRST FLOOR

Landing

Access into three bedrooms and bathroom, loft access, airing cupboard.

Bedroom 1

13'1" x 13'4" (4.004m x 4.077m)

uPVC double glazed window to the front, radiator, ensuite.

En-Suite

6'9" x 3'11" (2.072m x 1.198m)

Shower, basin with pedestal, WC, tiling to walls, downlights.

Bedroom 2

7'4" x 13'3" (2.2594m x 4.039m)

uPVC double glazed window to rear, radiator.

Bedroom 3

8'7" x 8'6" (2.630m x 2.591m)

uPVC double glazed window to rear, radiator.

Bathroom

9'3" x 7'6" (widest) (2.8235m x 2.304m (widest))

Bath, basin with pedestal, WC, chrome towel radiator, tiled walls, uPVC double glazed windows.

EXTERNALLY

Lawn to front, driveway parking leading to garage, gated access to side, landscaped gardens to rear, flagged patio, gravel areas, lawn to rear.

Garage

One and a half size garage, electric roller door, power and lighting, wall mounted boiler. Type 2 electric charging point.

Property Misdemeanors 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



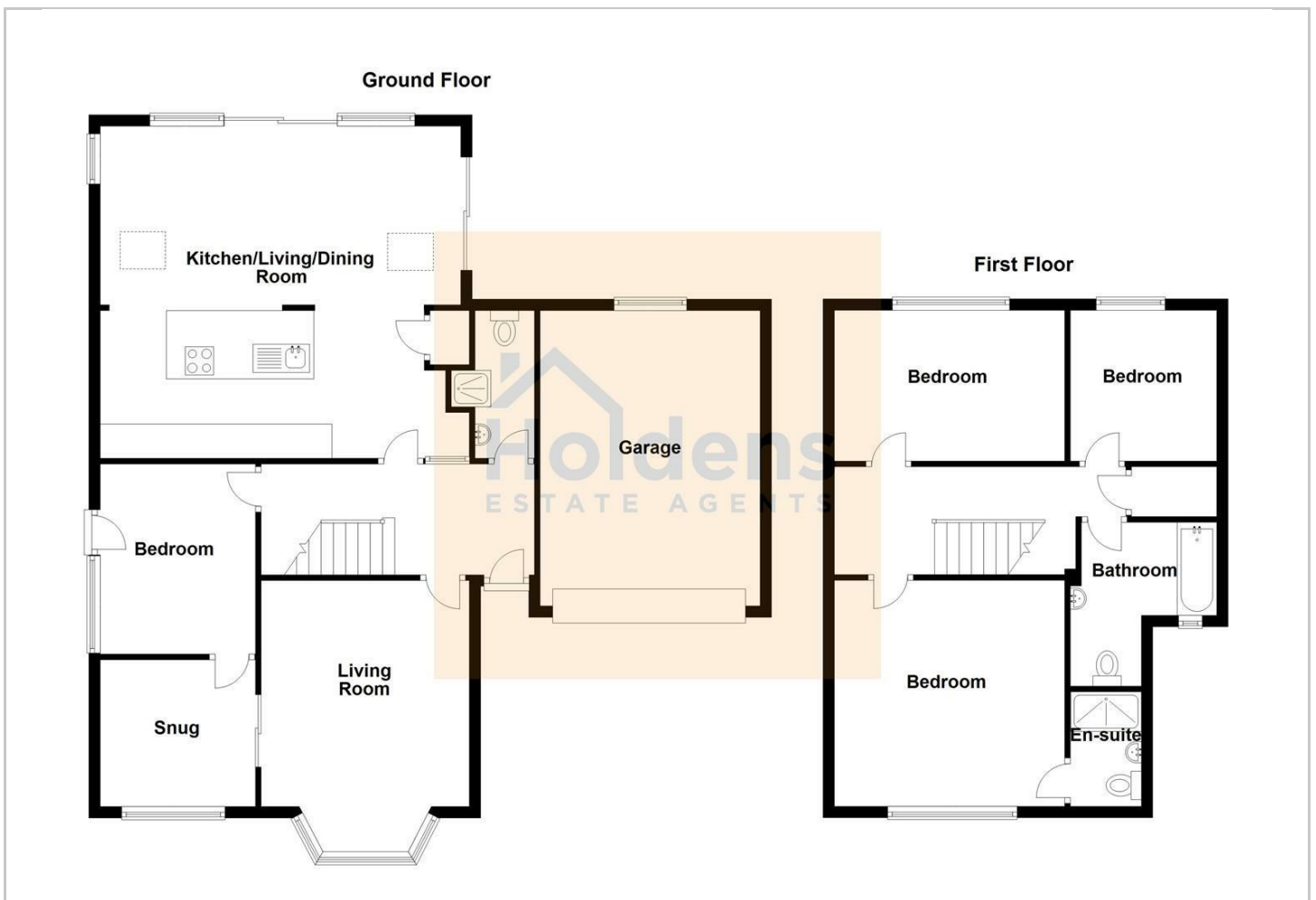
Hybrid Map



Terrain Map



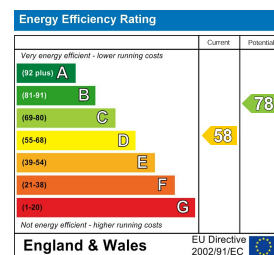
Floor Plan



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



Misdescriptions Act

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