



4 Langdale Road

Longridge, Preston, PR3 3EQ



£219,950

A well presented three bed semi detached in a popular residential area within walking distance of the amenities on Berry Lane along with local park and shop on the estate. This lovely home comprises of entrance hall, living room, ground floor bedroom, modern kitchen/family room, separate utility. First floor there are two bedrooms and a bathroom. To the front of the property there is a driveway providing off road parking, lawn. Enclosed, good size rear garden. Maintained and presented to a good standard, this is a super home which will suit a wide range of buyers and must be viewed to fully appreciate all it has to offer. Check out our video tour and call to book a viewing. NO CHAIN. Council Tax Band C. EPC Rating D.





GROUND FLOOR

Entrance Hall

uPVC double glazed front door and window, meter cupboard, laminate floor, radiator, door into Kitchen/Diner/Living room, separate living room and bedroom four.

Living Room

14'1" x 13'11" (4.318 x 4.254)

uPVC double glazed window to front, radiator.

Open plan modern kitchen/Family Room

20'3" x 16'10" (widest) (6.178 x 5.151 (widest))

Wall and base units, double oven and grill, four ring electric hob, extractor, stainless steel sink with drainer, integrated fridge, tiled splashback, tiled floor, uPVC double glazed windows and door, two radiators.

Utility Room

8'2" x 7'1" (2.493 x 2.174)

uPVC double glazed door, plumbing for washer and dryer, tiled floor.

Bedroom 3

15'11" x 7'2" (4.860 x 2.187)

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

FIRST FLOOR

Landing

Access into two bedrooms and bathroom, uPVC double glazed window to side.

Bedroom 1

14'1" x 10'4" (4.317 x 3.168)

uPVC double glazed window to front, radiator, storage cupboard, loft access.

Bedroom 2

12'0" x 8'5" (3.662 x 2.589)

uPVC double glazed window to rear, radiator.

Bathroom

7'7" x 5'5" (2.328 x 1.661)

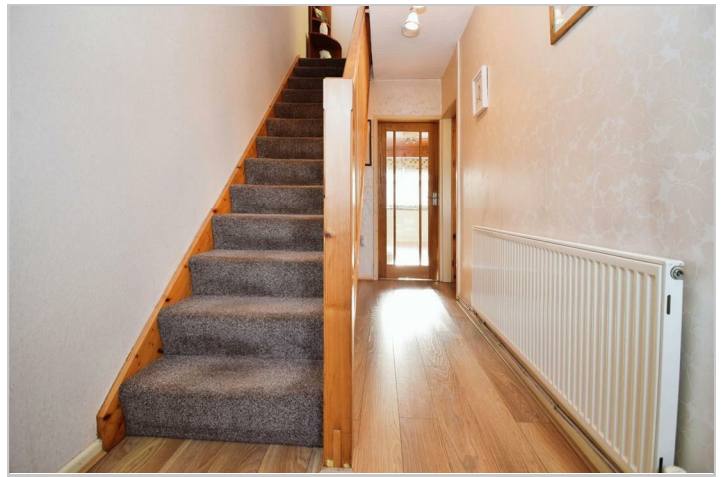
Bath with overhead shower and screen, basin with pedestal, WC, radiator, tiled walls and floor, uPVC double glazed window to rear.

EXTERNALLY

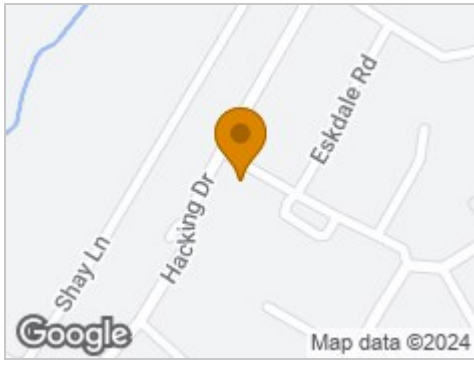
Driveway providing off-road parking, lawn to front, gated access to side, good size enclosed rear garden with lawn and shed.

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



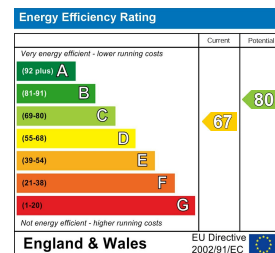
Floor Plan



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



Misdescriptions Act

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