



121 The Ridings

Longridge, Preston, PR3 2BZ



£309,950

Holdens are pleased to bring to the market this lovely family home on The Ridings being very handy for all Longridge facilities, schools, countryside walks etc.. The property is well maintained and presented throughout and the accommodation comprises of: Ground floor, entrance hallway, living room, super kitchen/diner, utility, WC. First floor: three bedrooms, one with en-suite, bathroom. Externally there is off road parking, integral garage, lawn to front, good size garden to rear. Council Tax Band E, Freehold.





GROUND FLOOR

Entrance Hallway

Double glazed composite front door, radiator, access to living room, kitchen/diner, stairs to first floor.

Living Room

16'3" x 10'5" (4.956m x 3.190m)

Media wall, UPVC double glazed window to front, radiator.

Kitchen/Diner

10'0" x 18'10" (3.0575m x 5.744m)

Wall and base units, five ring gas hob, double oven, extractor, composite one and a half bowl sink with drainer, integrated fridge, freezer and dishwasher, breakfast bar, radiator, downlights, uPVC double glazed French doors and window to rear, door to utility.

Utility

6'0" x 5'10" (1.853m x 1.801m)

Base units, stainless steel sink with drainer, space for washer and dryer, wall mounted combi boiler, radiator, double glazed composite door to rear, door into WC.

WC

5'10" x 3'0" (1.799m x 0.937m)

WC, basin with pedestal, splashback, radiator, uPVC double glazed window to side.

FIRST FLOOR

Access into four bedrooms and bathroom, uPVC double glazed window to side, loft access, airing cupboard.

Bedroom 1

13'3" x 12'1" (4.052m x 3.703m)

Fitted wardrobes, uPVC double glazed window to front, radiator, ensuite.

En-Suite

5'4" x 7'2" (1.644m x 2.191m)

Shower, basin with pedestal, WC, tiled floor, chrome towel radiator, uPVC double glazed window to front, downlights.

Bedroom 2

3'4" x 10'2" (1.020m x 3.109m)

uPVC double glazed window to rear, radiator.

Bedroom 3

9'9" x 9'0" (2.991m x 2.758m)

uPVC double glazed window to front, radiator.

Bedroom 4

9'8" x 8'3" (2.9575m x 2.533m)

uPVC double glazed window to rear, radiator.

Bathroom

9'8" x 5'10" (2.967m x 1.788m)

Bath, basin with pedestal, WC, tiled floor, tiling to walls, uPVC double glazed window to rear, chrome towel radiator, downlights.

EXTERNALLY

Driveway, providing off-road parking leading to integral garage with up and over door, lawn to front, gated access to side, flagged patio and lawn 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.



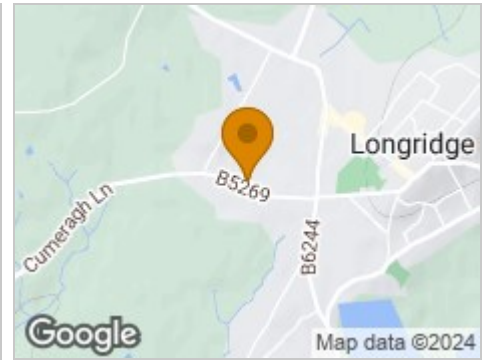
Road Map



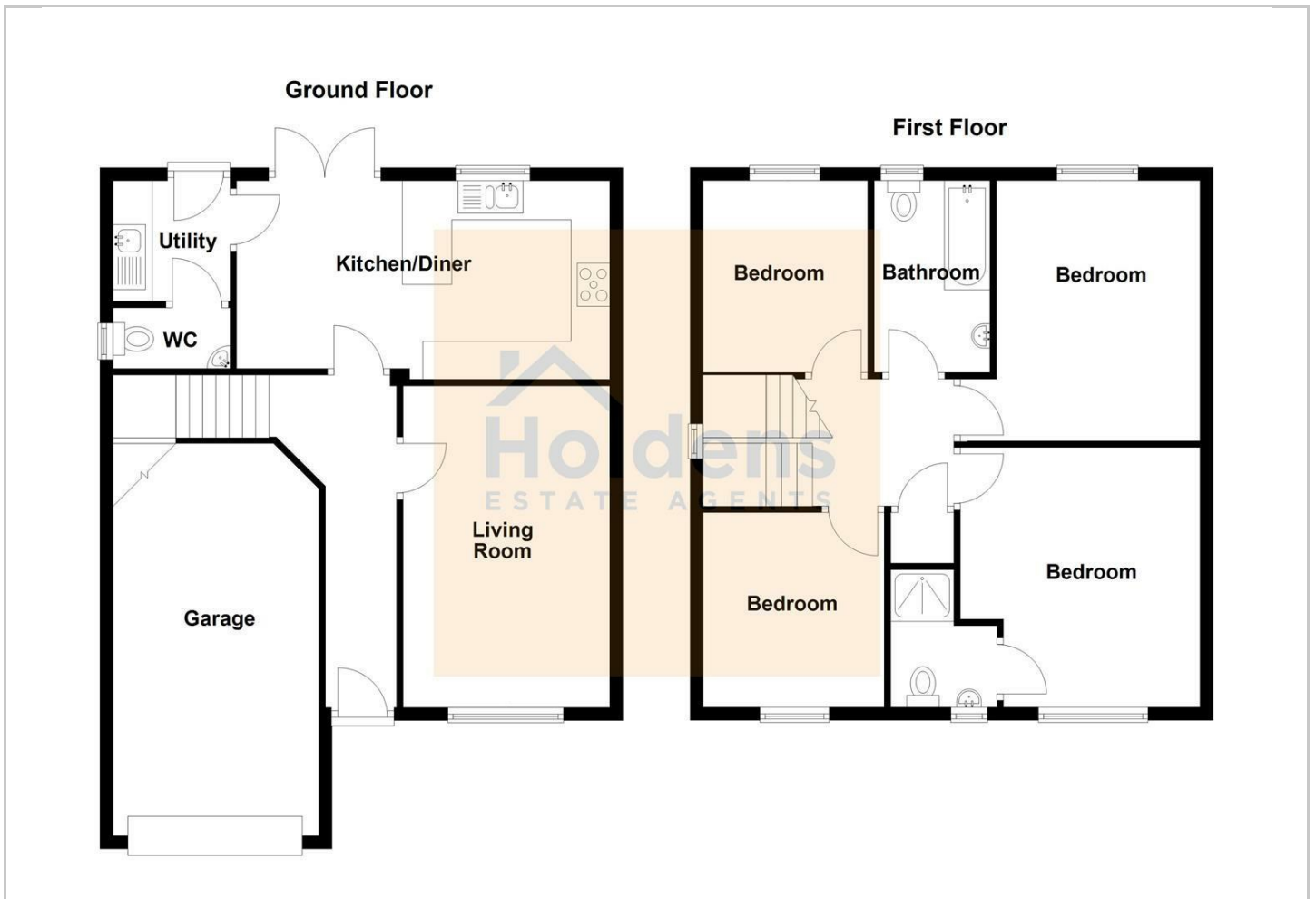
Hybrid Map



Terrain Map



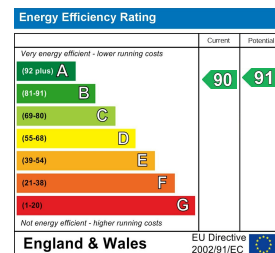
Floor Plan



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



Misdescriptions Act

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