



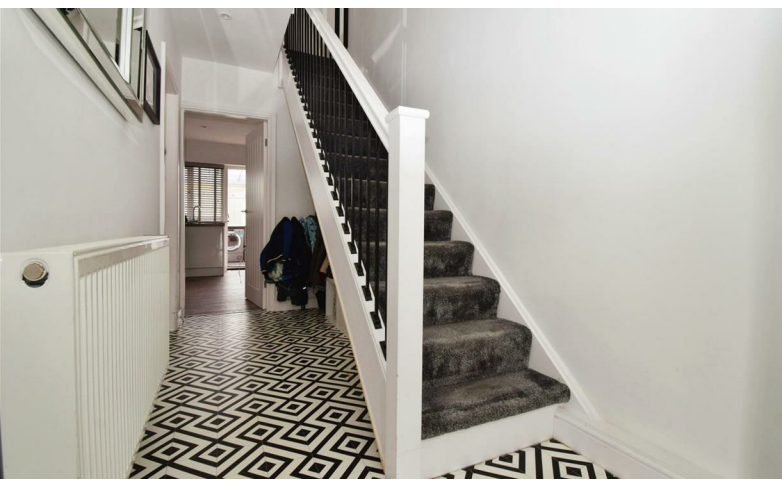
28 Coniston Close

Longridge, Preston, PR3 3AU



£214,950

Holdens are pleased to bring to the market this lovely semi-detached dormer in a popular residential area of Longridge. The accommodation is modern throughout and comprises of: entrance hallway, lounge, open plan modern kitchen/diner, utility/Conservatory. Two bedrooms, bathroom. Good size garden to rear with patio and lawned areas. To the front there is a lawn and driveway parking. Solar panels. Detached garage. Freehold. Council Tax Band C.





GROUND FLOOR

Entranceway

uPVC double glazed door to front, uPVC double glazed window to front, vinyl floor, radiator, down lights, stairs to first floor, door to living room, door to kitchen diner.

Living Room

13'9" x 13'4" (4.208m x 4.081)

uPVC double glazed windows to front, radiator, down lights, vinyl floor.

Kitchen/Diner

20'2" x 11'10" (6.166m x 3.632m)

Wall and base units, boiler in cupboard, vinyl floor, dishwasher space, one and a half bowl stainless steel sink and drainer, double oven and grill, four plate hob and extractor, breakfast bar, downlights, radiator, uPVC windows to rear, uPVC window to utility, door to utility,

Utility

8'6" x 8'1" (2.595m x 2.481m)

uPVC windows all round, tiled floor, plumbing for washing machine, stainless steel sink and drainer, base units and counters, door to rear.

FIRST FLOOR

Landing

Attic access, down lights, door to bedrooms, bathroom and storage cupboard.

Bedroom 1

16'7" x 10'0" (5.074m x 3.058m)

uPVC windows to front, radiator, built in cupboard, downlights.

Bedroom 2

11'8" x 8'5" (3.562m x 2.577m)

uPVC windows to rear, radiator, downlights.

Bathroom

8'0" x 5'5" (2.458m x 1.675m)

uPVC window to rear, sink with cabinet underneath, WC, P bath with shower, vinyl floor, towel radiator, downlights, wall mounted mirrored cabinet.

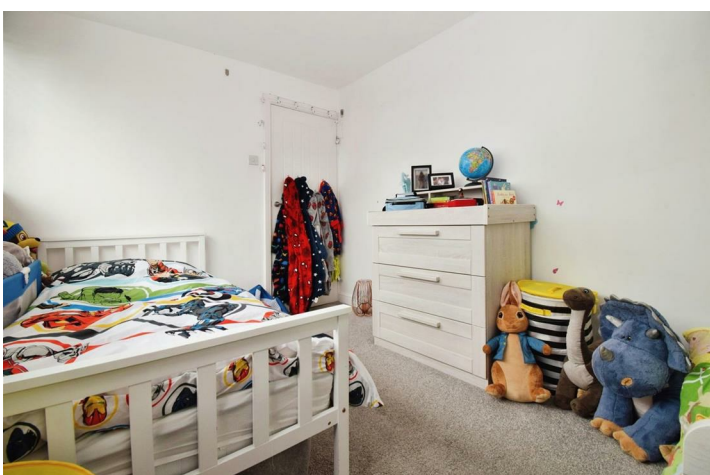
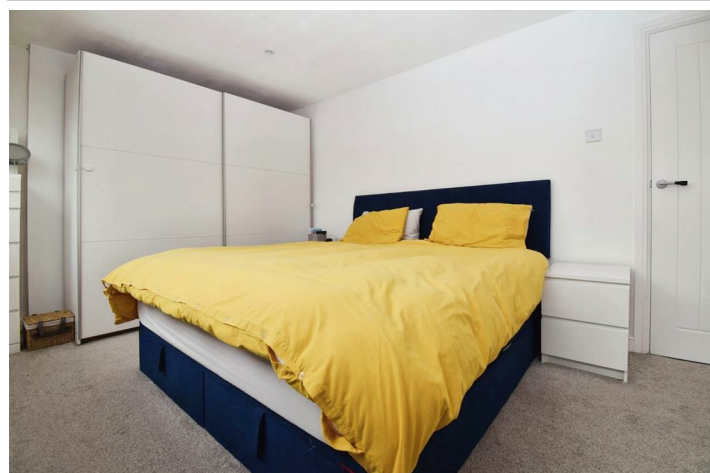
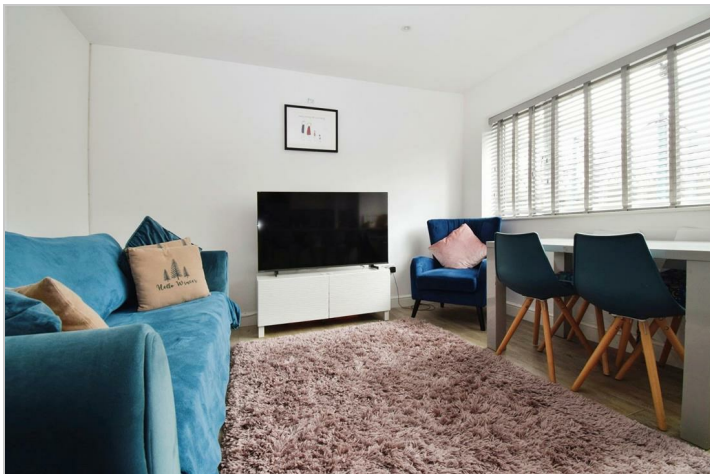
EXTERNAL

To the front there is a detached garage with up and over door, small lawn area, driveway, solar panels on roof.

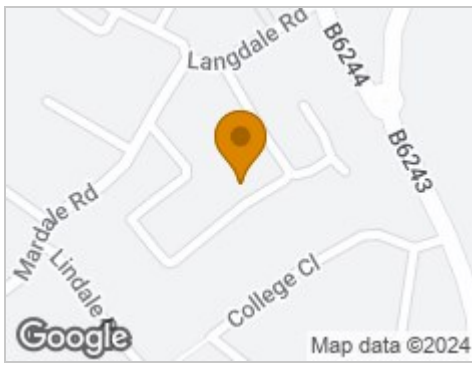
To the rear there is a lawn area, Indian flagged patio area, alley with gate leading to front.

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



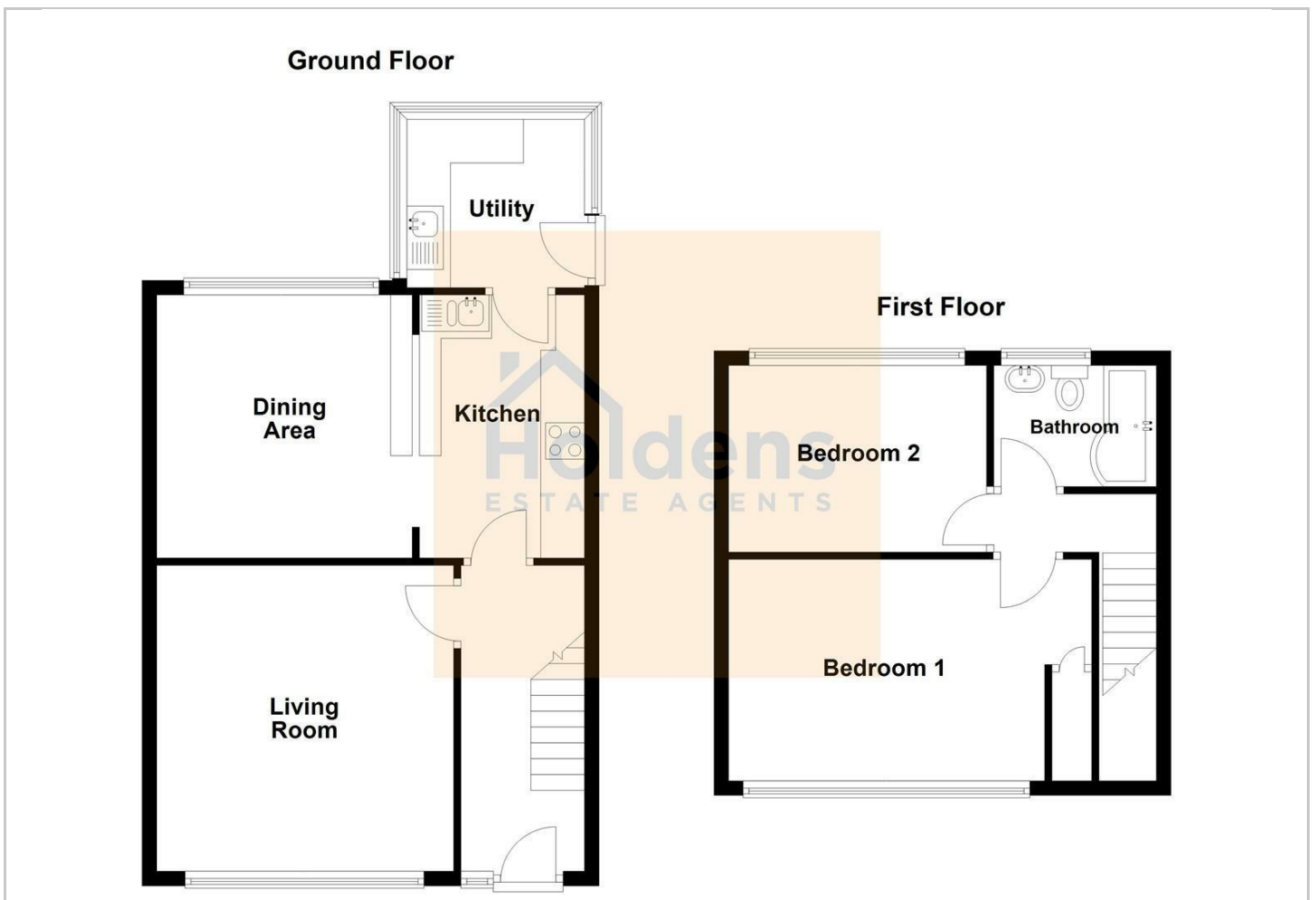
Hybrid Map



Terrain Map



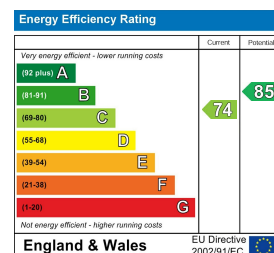
Floor Plan



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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