



5 Ennerdale Road

Longridge, Preston, PR3 3FX

£244,950



In a sought after area of Longridge is this lovely semi detached home which has five bedrooms. Conveniently located close to parks, good schools, shops, restaurants, pubs and many countryside walks this property would suit a wide range of buyers. The property comprises of an entrance hallway leading to a good sized living room, a kitchen/Diner, bedroom five/Office, downstairs wc and utility. On the ground floor there is also access to an integral garage. Up the stairs there are four bedrooms and a family bathroom. Externally the property has a driveway providing off road parking, a front garden and a rear private garden with patio area and a lawn, ideal for entertaining during the summer months. EPC Rating D. Council tax band C.





GROUND FLOOR

Entrance Hall

uPVC double glazed front door, vinyl flooring, Door to hallway.

Inner Hallway

Radiator, doors to living room, utility, bedroom, stairs to first floor

Bedroom 5

9'1" x 8'1" (2.770m x 2.488m)

uPVC double glazed window to front, radiator.

Living Room

15'6" x 10'11" (4.730m x 3.328m)

uPVC double glazed window to front, radiator, gas fire, door to kitchen/diner.

Kitchen/diner

11'5" x 8'11" (3.486m x 2.734m)

Dining area (3.335m x 2.756m)

uPVC double glazed window to rear, radiator, arch through to kitchen. Wall and base units, uPVC double glazed window to rear, uPVC double glazed door to rear, single stainless steel sink and drainer, built-in fridge and freezer, plumbing for dishwasher, Vinyl flooring, oven, grill, four ring gas hob, extractor, tiled splashback.

Utility

11'11" x 7'1" (3.642m x 2.179m)

uPVC double glazed window to rear, uPVC double glazed door to rear, tiled floor, plumbing for washing machine, combi boiler, door to WC.

WC

4'2" x 3'9" (1.279m x 1.167m)

Radiator, WC, tiled floor, sink with pedestal.

FIRST FLOOR

Landing

Attic access, doors to four bedrooms.

Bedroom 3

18'3" x 7'9" (5.571m x 2.372m)

uPVC double glazed window to front, uPVC double glazed window to rear, eaves access, radiator.

Bathroom

11'4" x 5'9" (3.463m x 1.756m)

uPVC double glazed window to rear, towel radiator, shower cubicle, WC, Vinyl flooring, sink with pedestal, bath.

Bedroom 2

10'11" x 8'11" (3.332m x 2.721m)

uPVC double glazed window to rear, radiator.

Bedroom 1

11'10" x 9'0" (3.612m x 2.759m)

uPVC double glazed window to front, radiator, built-in wardrobes and drawers.

Bedroom 4

10'6" x 5'11" (3.211m x 1.810m)

uPVC double glazed window to front, radiator.

EXTERNALLY

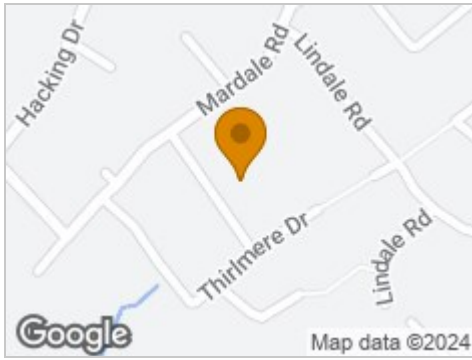
To the front there is a small lawn area, garage with up and over door, driveway parking. To the rear there is a well fenced garden, small lawn, flagged patio area.

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



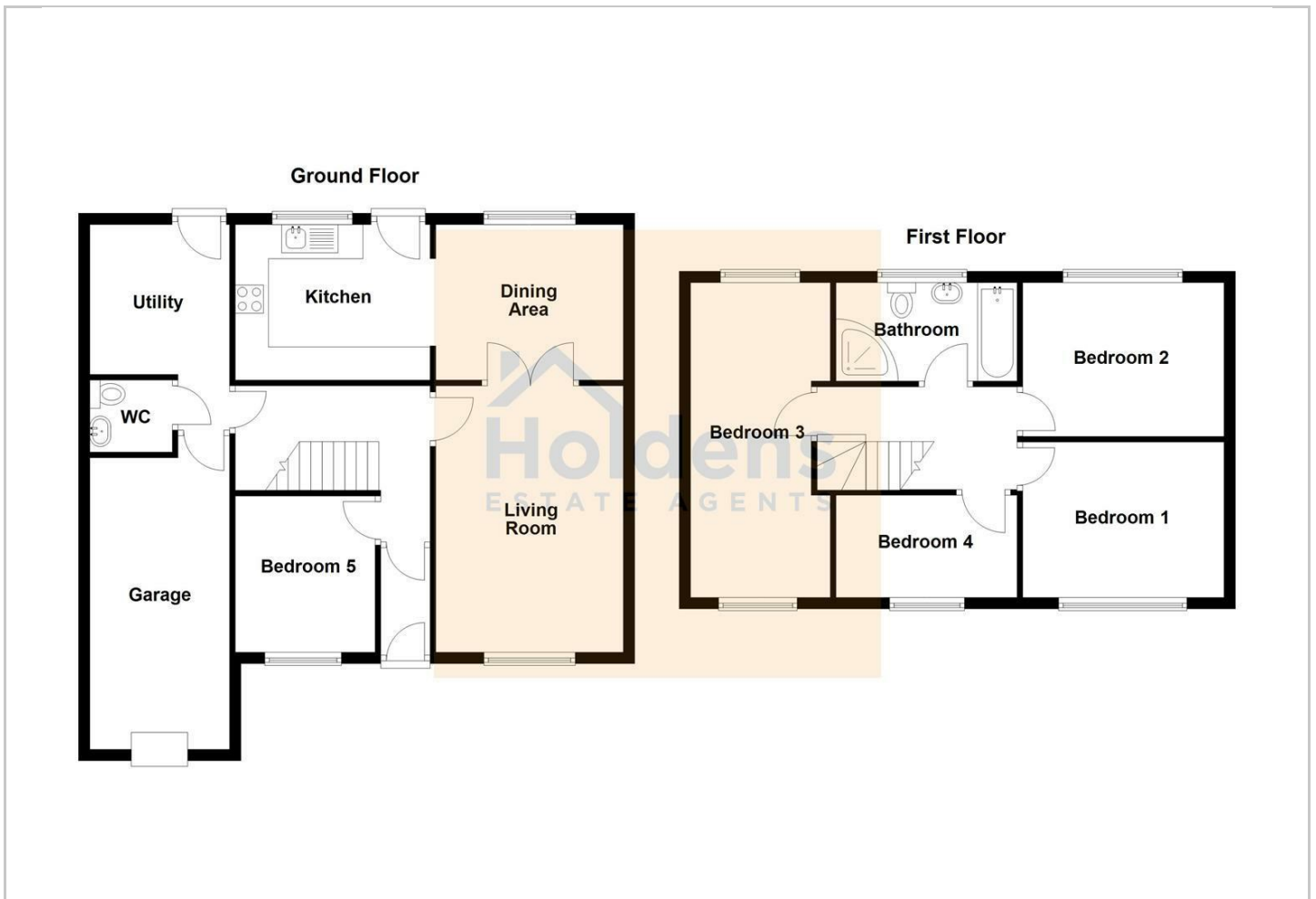
Hybrid Map



Terrain Map



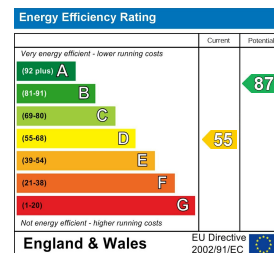
Floor Plan



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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