



31 Barnacre Road

Longridge, Preston, PR3 2PD



£299,950

We are delighted to bring to the market this stunning detached property in a highly sought after location of Longridge. Close to local amenities and good schools this property would suit a wide range of buyers. The property comprises of an entrance hallway which leads to a downstairs bedroom, a modern kitchen/diner which opens out through a rear door onto a private rear garden. Through the kitchen there is a large inviting living room. Up the stairs there are two good sized bedrooms and a family bathroom. The front is flagged with Indian stone which provides ample off road parking. This property is immaculately presented throughout and is a credit to the current owners. Viewing is essential to fully appreciate all this lovely property has to offer.





GROUND FLOOR

Entrance Hallway

Double glazed composite front door with uPVC double glazed window, tiled floor, radiator, under stairs storage, stairs to first floor, door into kitchen/diner and downstairs bedroom.

Kitchen/Diner

15'9" x 11'5" (4.825 x 3.5)

Wall and base units, four ring electric hob, double oven and grill, integrated fridge, freezer and washing machine, extractor, composite one and a half bowl sink with drainer, tiled floor, uPVC double glazed window to rear, radiator, door through to lounge/diner.

Lounge/Diner

21'4" x 11'11" (6.506 x 3.647)

uPVC double glazed window to front, laminate floor, radiator.

Bedroom 3

8'5" x 8'0" (2.578 x 2.451)

uPVC double glazed window to rear, radiator.

FIRST FLOOR

Landing

Access to two bedrooms and bathroom.

Bedroom 1

12'9" x 12'3" (3.896 x 3.742)

uPVC double glazed window to rear, radiator, under eaves storage, loft access, storage cupboard with boiler.

Bedroom 2

12'0" x 12'0" (3.677 x 3.679)

uPVC double glazed window to front, radiator, under eaves storage.

Bathroom

7'2" x 5'4" (2.186 x 1.631)

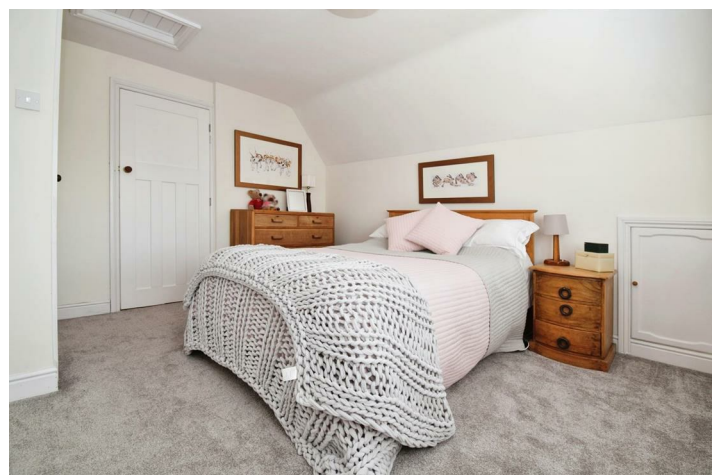
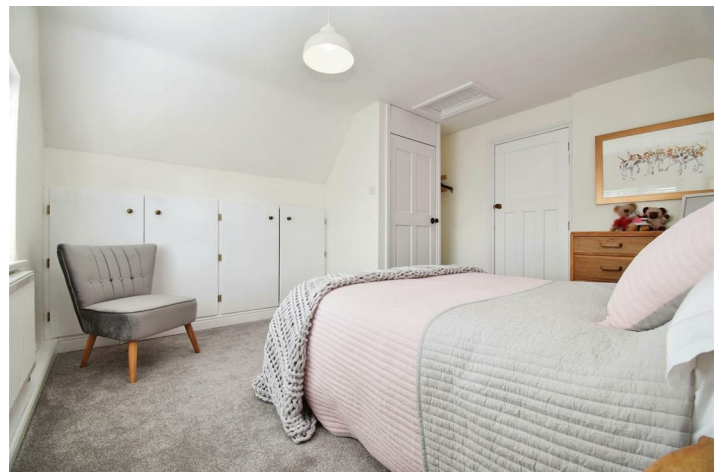
Bath with overhead shower and screen, basin, WC, tiling to walls, anthracite towel radiator, laminate floor, uPVC double glazed window to side.

EXTERNALLY

Indian stone flagged driveway providing off-road parking, gated access to side, patio and lawn to rear, garage converted into extra room with power and lighting.

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



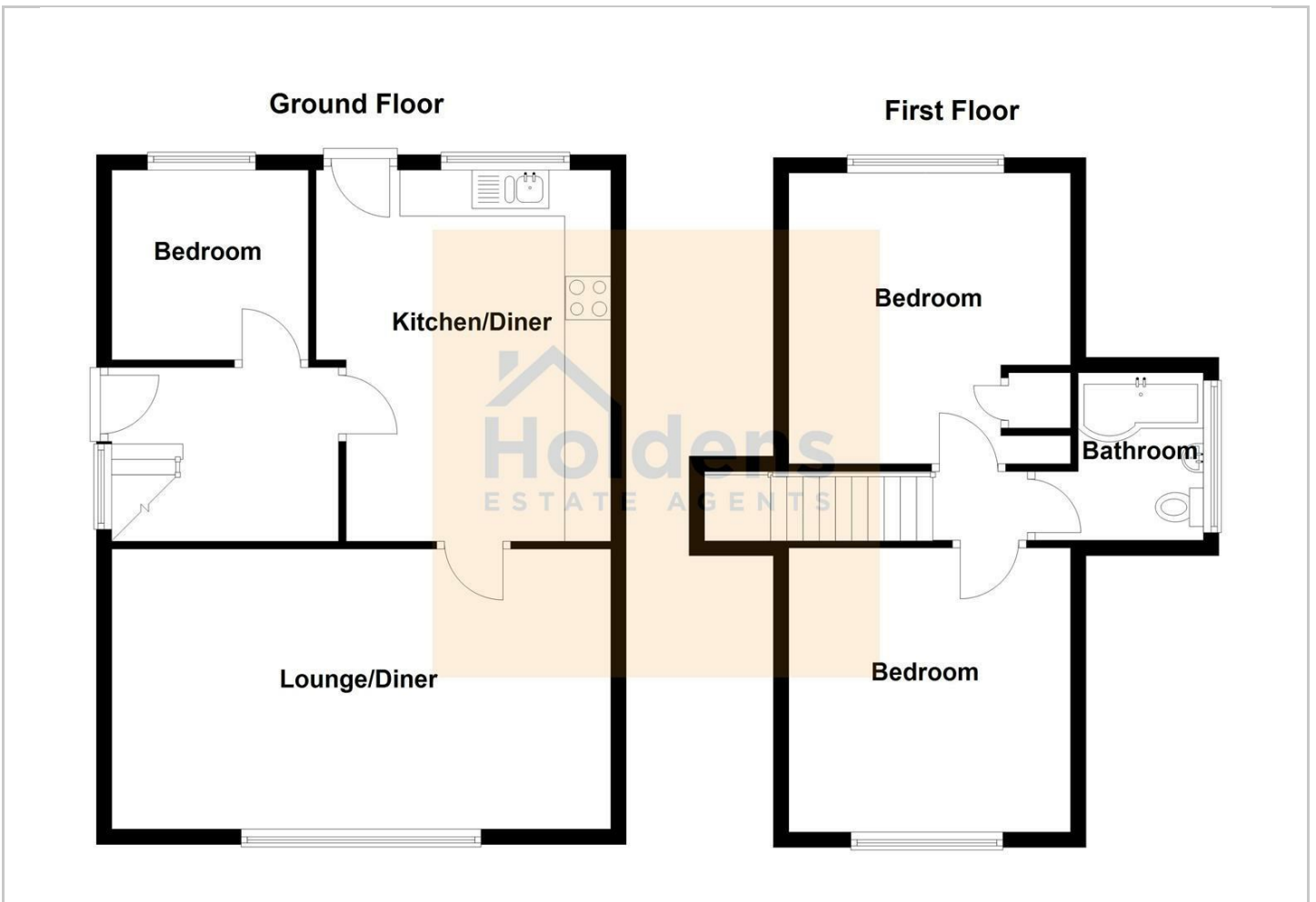
Hybrid Map



Terrain Map



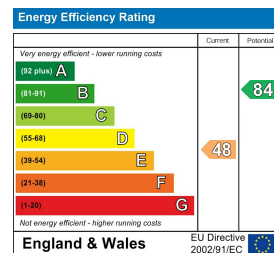
Floor Plan



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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66 Derby Road, Longridge, Preston, PR3 3FE
 Tel: 01772 233380 Email: longridge@holdens.co.uk www.holdens.co.uk