



## 20 Preston Road

Longridge, Preston, PR3 3AN

**£299,950**



Holdens are delighted to bring to the market this well presented family home in the desirable location of Longridge. Located within short distance of good schools, local parks, shops and many major transport links. It offers the best of all worlds. The beautiful rear garden is ideal for children to play and a fantastic area for entertaining on summer evenings. It offers a large kitchen/diner, a lovely lounge and 4 bedrooms. This lovely family home is not one to be missed. Book your viewing early to avoid disappointment. Council tax band E. EPC Rating E.





## GROUND FLOOR

### Entrance Hall

uPVC double glazed window and door to the front, tiled floor, radiator, storage cupboard, door into bedroom 4, double doors into kitchen/diner.

### Kitchen/Diner

30'2" x 12'9" (9.196 x 3.890)

Wall and base units, 4 ring electric hob, 2 x ovens, extractor, granite worktop with drainer and breakfast bar, fitted dishwasher, storage cupboard, tiled floor, radiator, downlights, access into living room, conservatory and utility, uPVC double glazed window and sliding doors to the rear.

### Living Room

16'10" x 11'5" (5.148 x 3.490)

Wood burner, laminate floor, radiator, uPVC double glazed window to the front.

### Conservatory

13'8" x 9'0" (4.191 x 2.766)

uPVC double glazed windows and door, laminate floor, radiator, uPVC double glazed door into the garage.

### Utility

7'5" x 5'9" (2.276 x 1.770 )

Base units, stainless steel sink with drainer, tiled floor, uPVC double glazed door to the front and rear, access into WC.

### WC

WC, basin, tiled floor.

### Garage

23'5" x 8'0" (7.157 x 2.443)

Access through conservatory.

### Bedroom 4

12'6" x 8'11" (3.815 x 2.731)

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

## FIRST FLOOR

### Landing

Access into 3 bedrooms and bathroom, uPVC double glazed window to the front, airing cupboard with combi boiler, loft access.

### Bedroom 1

16'2" x 8'11" (4.931 x 2.730)

uPVC double glazed window, radiator, fitted wardrobes.

### Bedroom 2

11'5" x 7'11" (3.500 x 2.419)

uPVC double glazed window, radiator, under eaves storage.

### Bedroom 3

11'5" x 7'11" (widest) (3.496 x 2.416 (widest))

uPVC double glazed window, radiator, under eaves storage.

### Bathroom

8'9" x 7'3" (2.674 x 2.214)

Bath with jet shower, basin with vanity unit, WC, tiling to the walls, towel radiator, uPVC double glazed window to the rear, downlights, TV fitted into tiles.

## EXTERNALLY

2 pressed concrete driveways, slate chippings to the front, flagged patio and lawn to the rear.

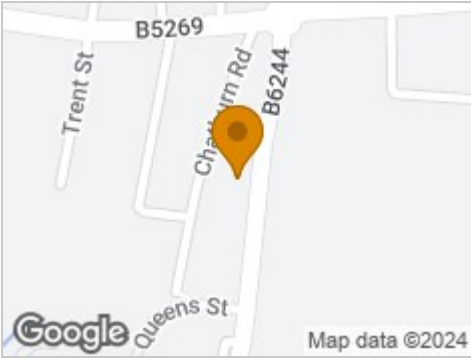
### Property Misdescriptions Act

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



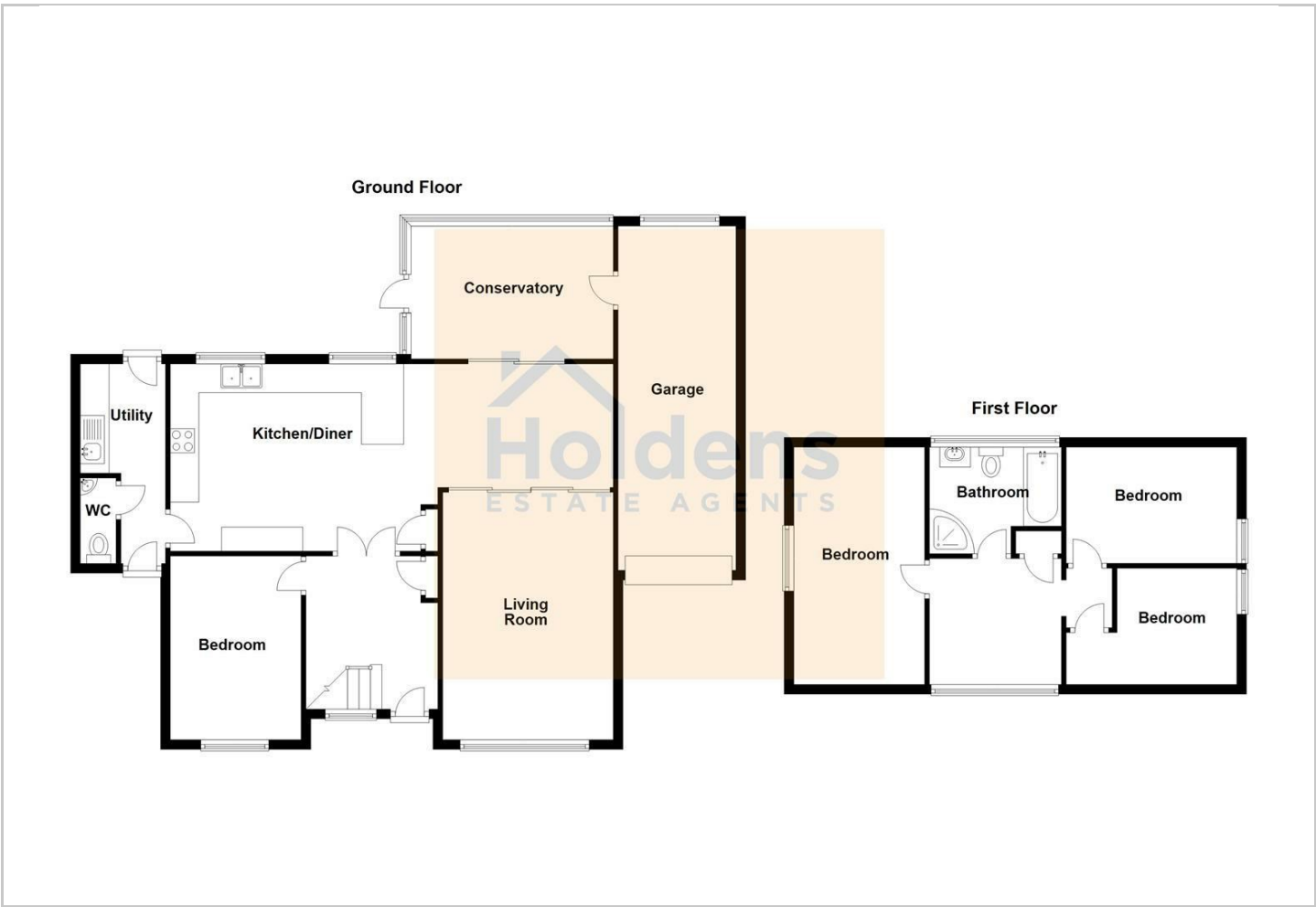
Hybrid Map



Terrain Map



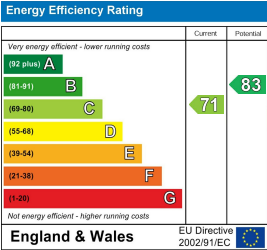
Floor Plan



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



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