



52 Fell Brow

Longridge, Preston, PR3 3RY



£294,950

A great opportunity to purchase this spacious detached four bedroomed bungalow located within walking distance of the market town of Longridge. The property is modern throughout and ready to move in to. The accommodation briefly comprises; Entrance hallway, spacious kitchen/diner, spacious living room, four bedrooms and a shower room. Externally to the front is a lawned area, driveway and attached garage. To the rear there is an enclosed garden mainly laid to lawn with mature border plants, outside bar room and patio seating area. Viewing is essential to appreciate this lovely home and the accommodation on offer. Freehold. Council Tax Band D.





GROUND FLOOR

Entrance Hallway

Wooden front door, radiator, downlights, laminate flooring, mounted coat rack, door to bedroom, door to kitchen diner.

Bedroom 4

8'9" x 7'5" (2.671m x 2.280m)

uPVC double glazed window to front, radiator.

Kitchen Diner

18'10" x 11'10" (5.758m x 3.613m)

uPVC window to rear, one and a half stainless steel sink and drainer, wall and floor units, worksurfaces, double oven and grill, five ring gas hob and extractor, tiled splashback, cupboard housing the Combi boiler, built-in fridge freezer, downlights, radiator, uPVC double glazed French doors to rear, wall mounted TV stand, door to storage cupboard, door into living room, stairs to first floor, laminate flooring.

Living Room

19'9" x 11'3" (6.040m x 3.453m)

uPVC double glazed windows to front and rear, radiator, feature fireplace with wood burner.

FIRST FLOOR

Landing

Single pane feature window. Mid stairs, attic access, doors to three bedrooms, shower room.

Master Bedroom

13'7" x 12'0" (4.161m x 3.667m)

uPVC double glazed window to side, radiator, access to eaves.

Bedroom 2

11'4" x 8'9" (3.465m x 2.673m)

uPVC double glazed windows to front, down lights.

Bedroom 3

11'4" x 6'3" (3.474m x 1.916m)

Two Velux skylight windows to rear, radiator, down lights.

Shower Room

7'4" x 6'4" (2.260m x 1.955m)

uPVC double glazed windows to rear, towel radiator, WC, sink with cabinet underneath, shower cubicle, tiled floor, down lights.

EXTERNALLY

Off-road parking on driveway, attached garage with 'up and over' door, lawn, shrubs, hedge to front, gate round to side lawn. To the rear there is a flagged patio, raised decking, outside bar, storage box, outside tap.

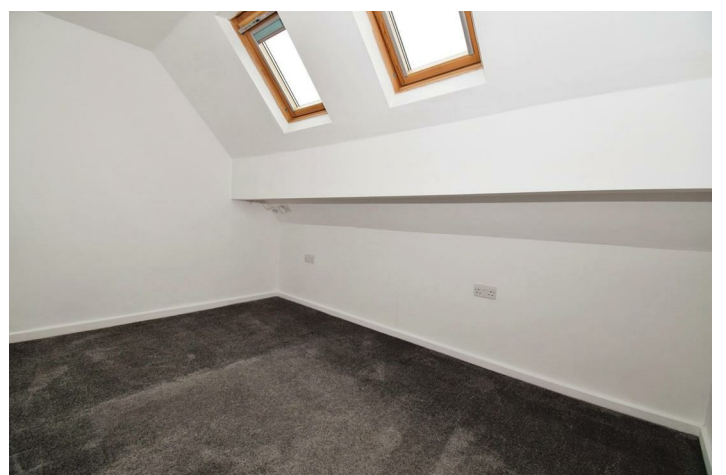
Outside Bar

11'0" x 6'8" (3.375m x 2.057m)

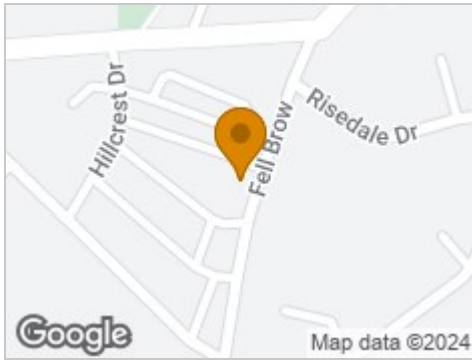
uPVC double glazed French doors, plyboard floor, wooden and tiled bar counter, lighting, table, bar stools and fridge.

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



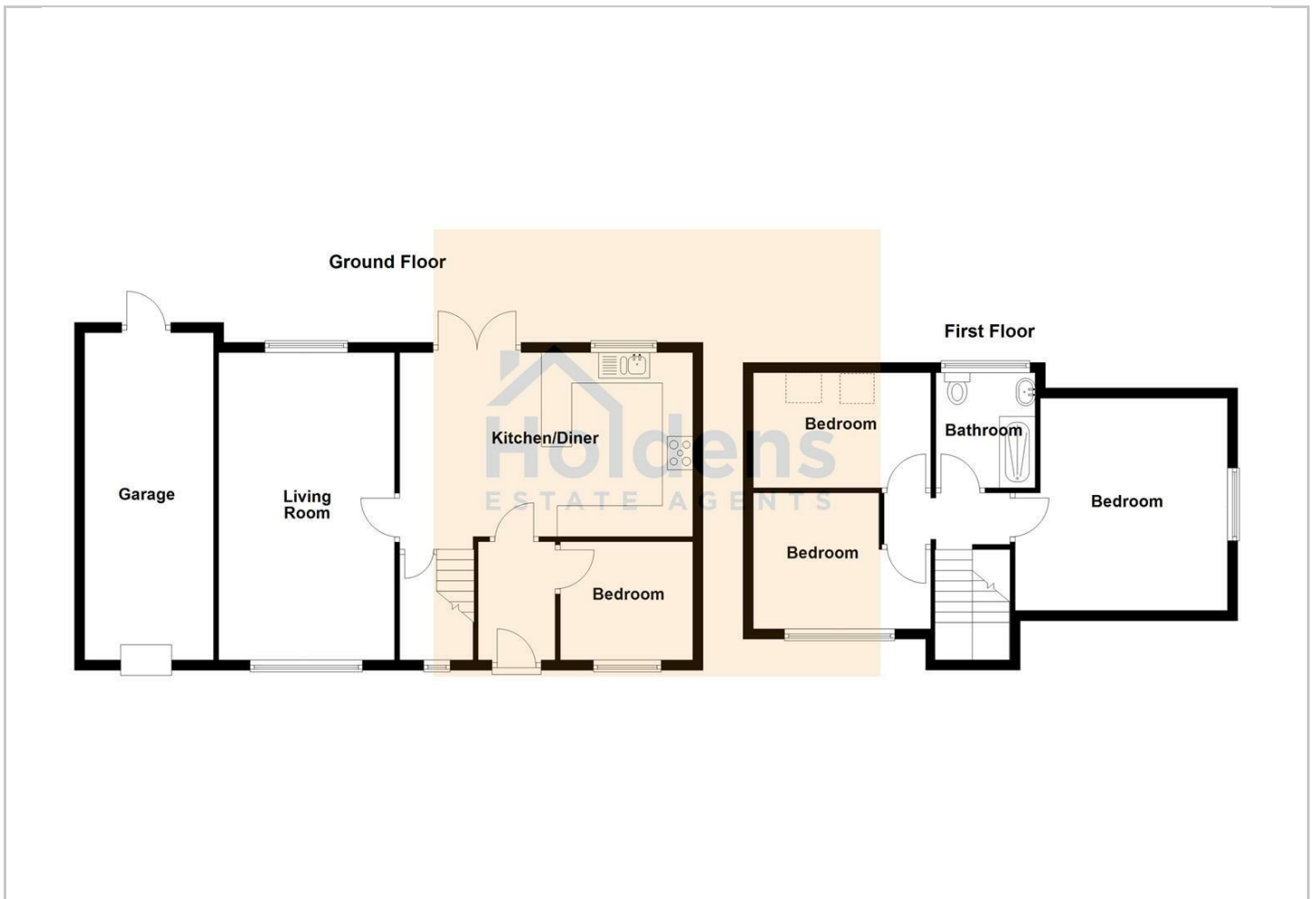
Hybrid Map



Terrain Map



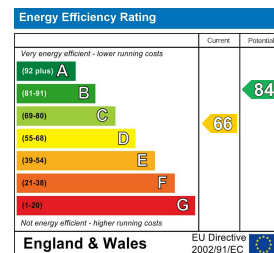
Floor Plan



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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