



## 8 Birchfield Drive

Longridge, Preston, PR3 3HP



**£299,950**

In a sought after area of Longridge is this lovely semi-detached 5 bedroom home. Conveniently located close to parks, multiple 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, kitchen, dining room, bedroom five/Office, shower rooms and ensuite. 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 awaiting on and Council tax band C.







## GROUND FLOOR

### Entrance Hallway

UPVC double glazed front door and window, radiator, understairs storage cupboard, door to living room, kitchen, dining room, stairs to first floor.

### Living Room

23'0" x 14'9" (7.020m x 4.506m)

UPVC double glazed bay window to front, two radiators, wood burner, metal double glazed sliding doors to rear, built-in shelving, laminate floor, uPVC double glazed window to side.

### Kitchen

16'10" x 8'11" (5.148m x 2.740m)

Wall and base units, worksurfaces, one and a half bowl stainless steel sink, uPVC double glazed window to rear, washing machine, dishwasher and fridge freezer, built-in microwave, double oven and grill, four plate induction hob and extractor, built-in shelving unit, radiator, single glazed wooden back door, uPVC double glazed window to rear, tiled splashback.

### Dining Room

13'4" x 10'10" (4.069 x 3.307)

UPVC double glazed bay windows to front aspect, radiator

## FIRST FLOOR

### Landing

Two attic accesses (attics both fully floorboarded), doors to five bedrooms and a shower room.

### Bedroom 1

10'7" x 11'9" (3.231 x 3.582)

UPVC double glaze windows to rear aspect, radiator, boiler in cupboard, freestanding wardrobes and en-suite.

### En-suite

3'0" x 3'8" (0.924 x 1.125)

Mounted sink, WC and radiator.

### Bedroom 2

14'9" x 12'1" (4.512 x 3.697)

UPVC double glaze Windows to front aspect, radiator, built-in

wardrobes, freestanding drawers units, attic access, wall mounted mirror.

### Bedroom 3

11'11" x 9'10" (3.652 x 3.006)

UPVC double glaze windows 2 front aspect, radiator, built-in desk, built-in shelving units, built-in wardrobes and overhead cupboards.

### Bedroom 4

10'5" x 9'10" (3.185 x 3.009)

UPVC double glazed Windows to rear aspect, radiator, built-in wardrobes and overhead cupboards.

### Shower Room

6'8" x 5'9" (2.038 x 1.776)

Shower cubicle, wall mounted mirror, counter fitted sink with cabinets, UPVC double glaze windows to rear aspect, WC, towel radiator, downlights.

### Bedroom 5/ Office

6'9" x 6'0" (2.073 x 1.848)

UPVC windows to front aspect, radiator, built-in shelving and airing cupboard.

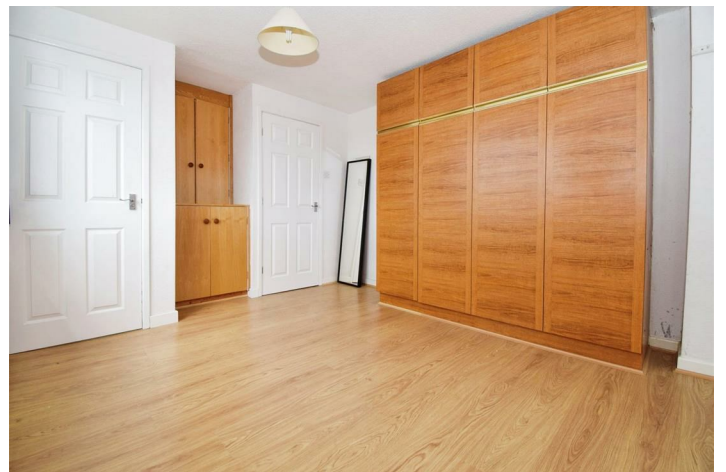
## EXTERNAL

Garden frontage comprising of lawned, rockery, flagged stone pathway, large driveway with space for multiple cars.

To the rear there is a covered flagged stone patio, lawn, flower beds, log storage hut, seating area, path to second flagged area, vegetable patches, greenhouse, shed, large detached garage with solar panels on roof.

## 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



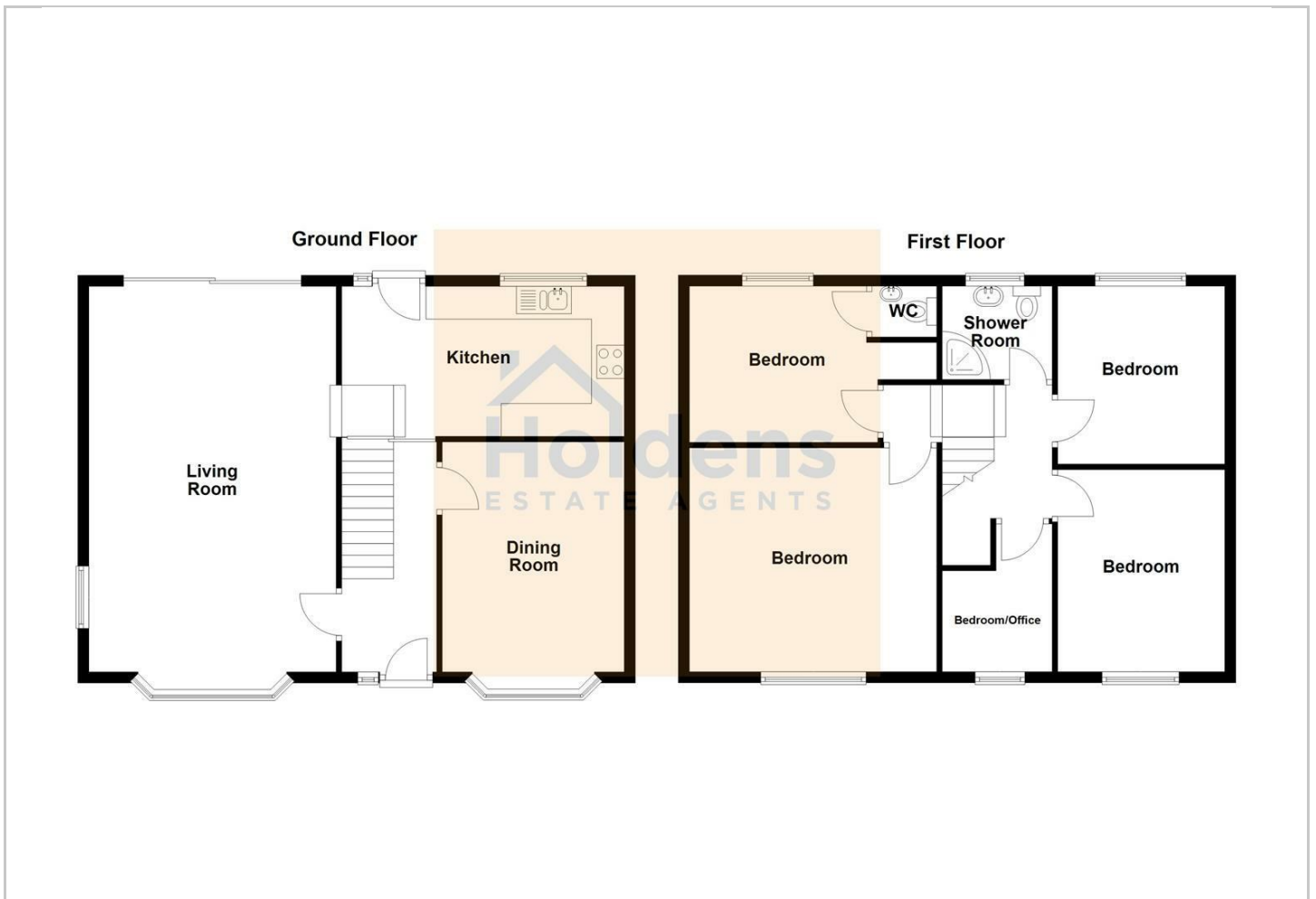
## Hybrid Map



## Terrain Map



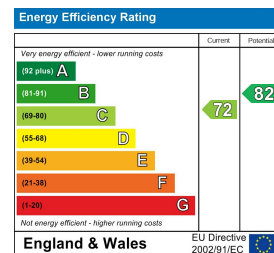
## Floor Plan



## 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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