



28 Mardale Road

Longridge, Preston, PR3 3FQ



£269,950

Situated in a highly desirable area of Longridge sits this five bedroom semi-detached home which includes front and rear gardens, a downstairs WC, garage and off road parking. An ideal family home.

On internal inspection to the ground floor the accommodation comprises of an entrance hall, WC, living room, living kitchen room, utility room and bedroom five/office. To the first floor are four great sized bedrooms and a family bathroom suite.

Externally, there is an enclosed rear garden and to the front is a driveway allowing off road parking a garden area and garage.

EPC D and Council tax band C.





GROUND FLOOR

Entrance Hallway

UPVC double glazed front door, radiator, stairs to first floor, doors to Bedroom, living/dining room, kitchen/living room and under stairs storage.

Bedroom 5/ Office

9'2" x 7'3" (2.803 x 2.219)

UPVC double glazed Windows to the front aspect, radiator and laminate flooring

Living/dining room

24'9" x 10'11" (7.566 x 3.345)

UPVC double glazed Windows to the front aspect, two radiators, UPVC double glazed French doors and windows to rear and laminate flooring.

Kitchen / Living Room

20'2" x 11'4" (6.160 x 3.472)

Fitted wall and base units with worktops, double oven and grill, 6 ring electric hob and extractor fan. UPVC double glazed windows to rear, stainless steel sink and drainer, built in dishwasher, built in fridge freezer, island with storage, two radiators, tiled floor and downlights. UPVC double glazed French doors to the rear aspect and door leading to utility room.

Utility Room

9'1" x 7'6" (2.769 x 2.294)

UPVC double glazed door to side aspect, plumbing for washing machine, radiator, door leading to WC, door to garage, tiled floor and UPVC double glazed windows to side aspect.

WC

7'6" x 2'7" (2.287 x 0.791)

WC and sink with cabinet.

FIRST FLOOR

Landing

Attic access, UPVC double glazed window to front aspect, doors to four bedrooms, airing cupboard and bathroom

Bedroom 1

9'5" x 12'9" (2.876 x 3.893)

UPVC double glazed Windows to front aspect, radiator, built-in drawers and cupboard, built in sliding wardrobes.

Bedroom 2

11'11" x 9'5" (3.656 x 2.884)

UPVC double glazed Windows to front aspect and radiator.

Bathroom

11'1" x 6'2" (3.393 x 1.888)

UPVC double glazed windows to rear, WC, sink with cabinet, bath, shower cubicle, radiator and wall mounted mirrored cabinet

Bedroom 3

12'0" x 9'4" (3.669 x 2.859)

UPVC double glazed windows to rear aspect and radiator

Bedroom 4

11'0" x 9'1" (3.370 x 2.773)

UPVC double glazed windows to rear aspect and radiator.

EXTERNAL

Front

Small tree lined lawn, driveway space for multiple cars, garage with up and over door.

Rear

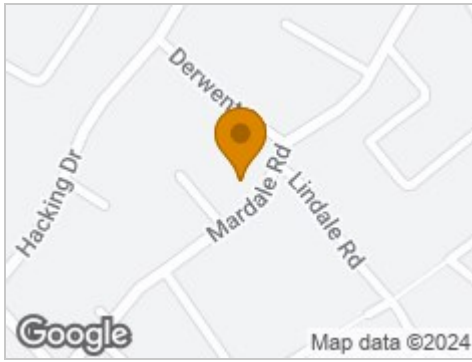
Fenced all round, Flagged yard, shed and decking area.

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



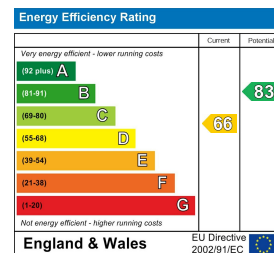
Floor Plan



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