



## 2 Parlick View Court

Longridge, Preston, PR3 2DU

£469,000



Holdens are pleased to bring to the market this unique bespoke, detached home with a private gated entrance shared with five properties. Fitted with quality fittings and appliances. The accommodation comprises of: ground floor, entrance hallway, living room with wood burner, superb open plan kitchen/diner/family living area, utility, WC. First floor, three double bedrooms all with en-suites. Underfloor heating to the ground floor and master ensuite. Built-in wardrobes. Storage on the landing. Outside: to the front there is ample off road parking, lawn. Enclosed, landscaped garden to rear laid to lawn with planted borders, good size flagged patio area. If entertaining is your thing this home and garden will not disappoint. CCTV Security cameras and lights. Attenuation tank. Freehold. Council Tax Band F. Service charge £55 per month.





## Covered Entrance Porch

### GROUND FLOOR

#### Entrance Hallway

Double glazed composite front door, tiled floor, underfloor heating, downlights, oak staircase with under stairs storage, glass panelled door into living room, kitchen, living/dining room.

#### Living Room

15'2" x 13'8" (4.637m x 4.166m)

uPVC double glazed bay window to front, downlights, log burner with stone surround fireplace, glass panelled double doors through to kitchen/living/dining room.

#### Kitchen/living/dining room

32'9" x 18'0" (widest) (9.998m x 5.511m (widest))

Floor to ceiling kitchen units to one wall, three ovens, integrated coffee machine, integrated fridge and freezer, kitchen island with ring induction hob, extractor, downlights, composite sink with drainer, Quooker boiling water tap, integrated dishwasher and wine fridge, granite worktops, tiled floor, underfloor heating, downlights, uPVC double glazed window to front, TV media wall, double glazed aluminium bifold doors and window to rear, door into utility room and downstairs WC.

#### Utility

6'2" x 5'9" (1.893m x 1.755m)

Units with gas boiler, uPVC double glazed window to rear, double glazed composite door to side, room for washer and dryer, composite sink with drainer, tiled floor with under floor heating.

#### WC

2'7" x 5'7" (0.793m x 1.718m)

WC, basin with pedestal, chrome radiator, tiled walls, tiled floor with underfloor heating, uPVC double glazed window to rear.

### FIRST FLOOR

#### Landing Area

Access into three bedrooms, downlights, radiator, airing cupboard with hot water tank, fitted storage.

#### Bedroom 1

12'4" x 14'9" (3.775m x 4.517m)

Fitted wardrobes, downlights, radiator, uPVC double windows to front, USB charging point and TV ariel socket.

#### En-suite

9'4" x 8'1" (2.861m x 2.485m)

Shower, bath, basin with vanity, WC, tiled floor and walls, chrome radiator, downlights, uPVC double glazed window to front.

#### Bedroom 2

13'5" x 10'6" (4.114m x 3.207m)

uPVC double glazed windows to front, radiator, downlights, fitted wardrobes, USB charging point and TV ariel socket.

#### En-suite

9'9" x 4'0" (2.977m x 1.236m)

Shower, basin with pedestal, WC, tiled floor, towel radiator, uPVC double glazed window to rear, downlights.

#### Bedroom 3

16'2" x 10'2" (widest) (4.940m x 3.101 (widest))

uPVC double glazed windows to rear, radiator, fitted wardrobes, USB charging point and TV ariel socket. Loft access. The loft is partly boarded providing extra storage and has lighting and electricity points. Potential to extend into loft to create another room subject to building regulations.

#### En-suite

Shower, basin with pedestal, WC, tiled floor, tiling to walls, uPVC double glazed window to rear, chrome radiator.

### EXTERNALLY

Driveway providing off-road parking for multiple vehicles, lawn to front, flagged path to front, gated access to side, landscaped garden to rear flagged patio for entertaining, lawn with planted borders. Three good sized garden sheds with power and lighting. Ideal extra storage.

### 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



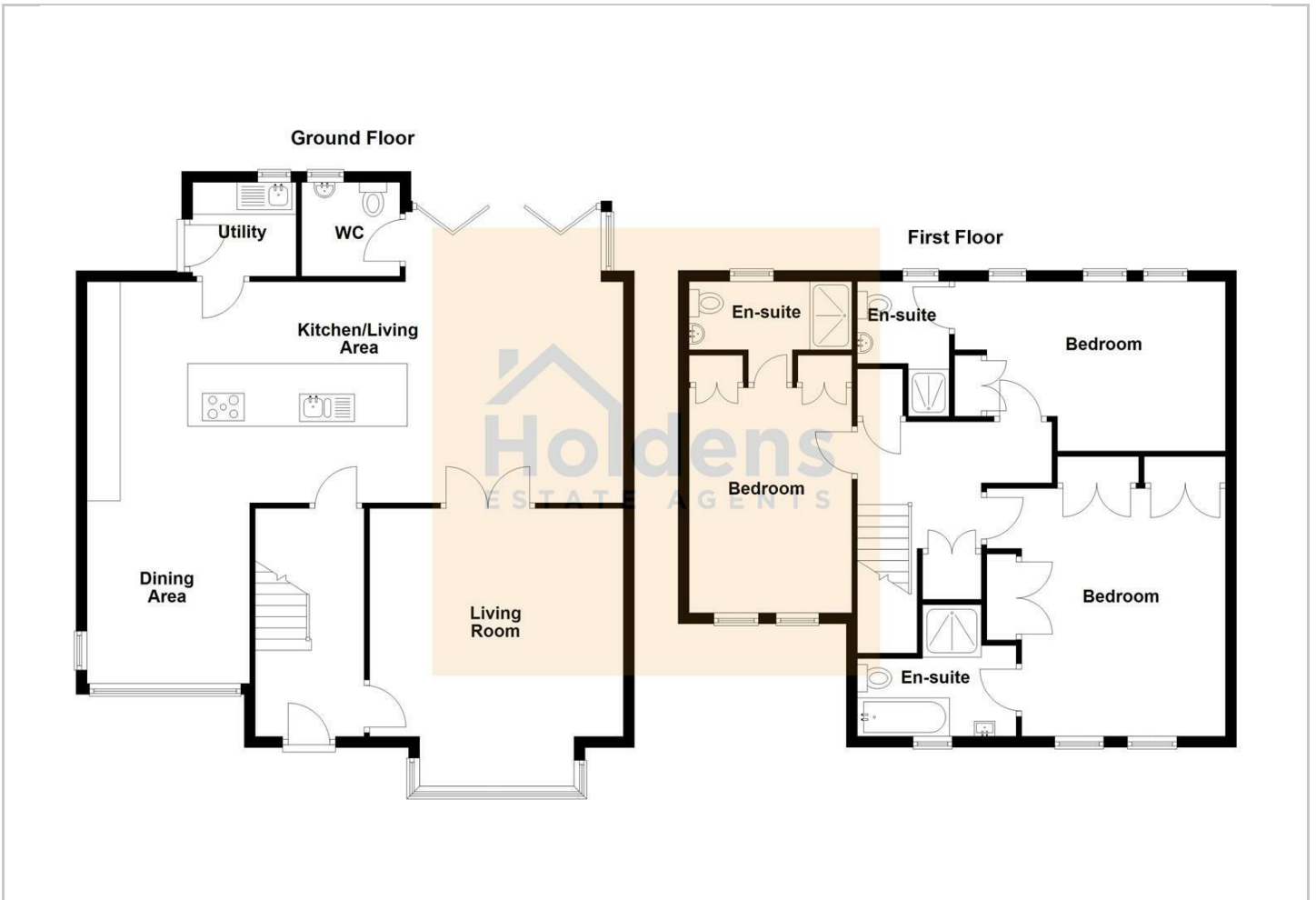
## Hybrid Map



## Terrain Map



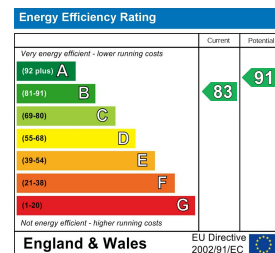
## Floor Plan



## 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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