



29 Coniston Close

Longridge, Preston, PR3 3AU



£279,950

Holdens are pleased to bring to the market this fabulous spacious family home in a very popular residential area. Detached, three-four bedrooms with a 23' kitchen/diner a great room for entertaining along with a 17' lounge and separate snug/bedroom four. On the first floor there are three further bedrooms, bathroom and separate WC. Well maintained and presented to a very good standard throughout with modern fittings. The property has ample driveway parking to the front and side which leads to the detached garage and storage. French doors from the kitchen lead to the well established rear garden comprising of paved patio, lawn and raised decking area, a real sun trap for relaxing and unwinding with family and friends. This property must be viewed. Freehold. Council Tax Band D.





GROUND FLOOR

Entrance Vestibule

Double glazed composite front door, uPVC double glazed window to side, downlights, tiled floor, glass panel door into hallway.

Hallway

Access into living room, kitchen/diner and snug, stairs to first floor, under storage, radiator.

Living Room

17'4" x 10'11" (5.298m x 3.339m)

Living flame gas fire with marble effect fireplace surround, uPVC double glazed window to front, radiator.

Kitchen/diner

9'0" x 23'2" (2.7635m x 7.070m)

Wall and base units, wood worktops, five ring gas hob, extractor, integrated oven and microwave, integrated fridge/freezer, washing machine and dishwasher, composite one and a half bowl sink with drainer, breakfast bar, tiled floor, downlights, radiator, uPVC double glazed window and French doors to rear.

Snug/bedroom 4

15'5" x 8'0" (4.701m x 2.445m)

uPVC double glazed window to front and side, meter cupboard, downlights, radiator.

FIRST FLOOR

Landing

Access into three bedrooms, bathroom and WC, uPVC double glazed window to side, radiator, loft access.

Bedroom 1

14'5" x 11'5" (4.404m x 3.480m)

uPVC double glazed window to front, radiator.

Bedroom 2

12'0" x 11'4" (3.672m x 3.479m)

Fitted wardrobes with sliding doors, uPVC double glazed window to rear, radiator.

Bedroom 3

11'6" x 11'1" (3.5175m x 3.402m)

uPVC double glazed window to front, radiator.

Bathroom

9'3" x 5'11" (2.820m x 1.818m)

Bath, shower, basin with pedestal, towel radiator, tiling to walls, towel radiator, laminate floor.

WC

6'2" x 2'11" (1.882m x 0.894m)

WC, tiling to wall, laminate floor, uPVC double glazed window to side.

EXTERNALLY

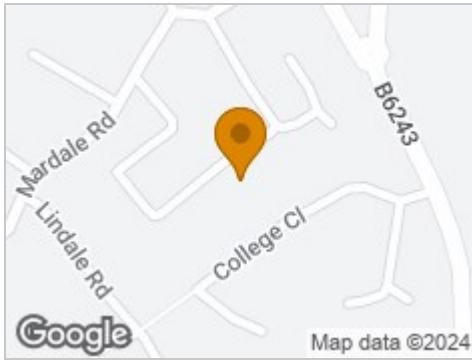
Driveway providing off-road parking, lawn to front, attached garage with 'up and over door', decking area, Indian stone flagged patio and lawn to rear.

PROPERTY MISDESCRIPTIONS ACT

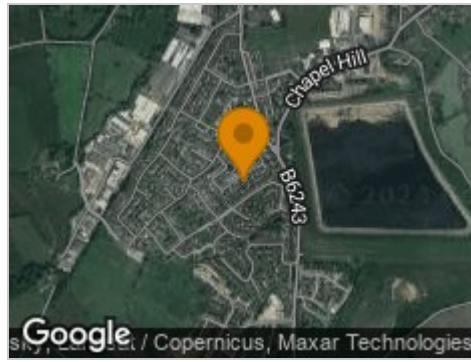
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Road Map



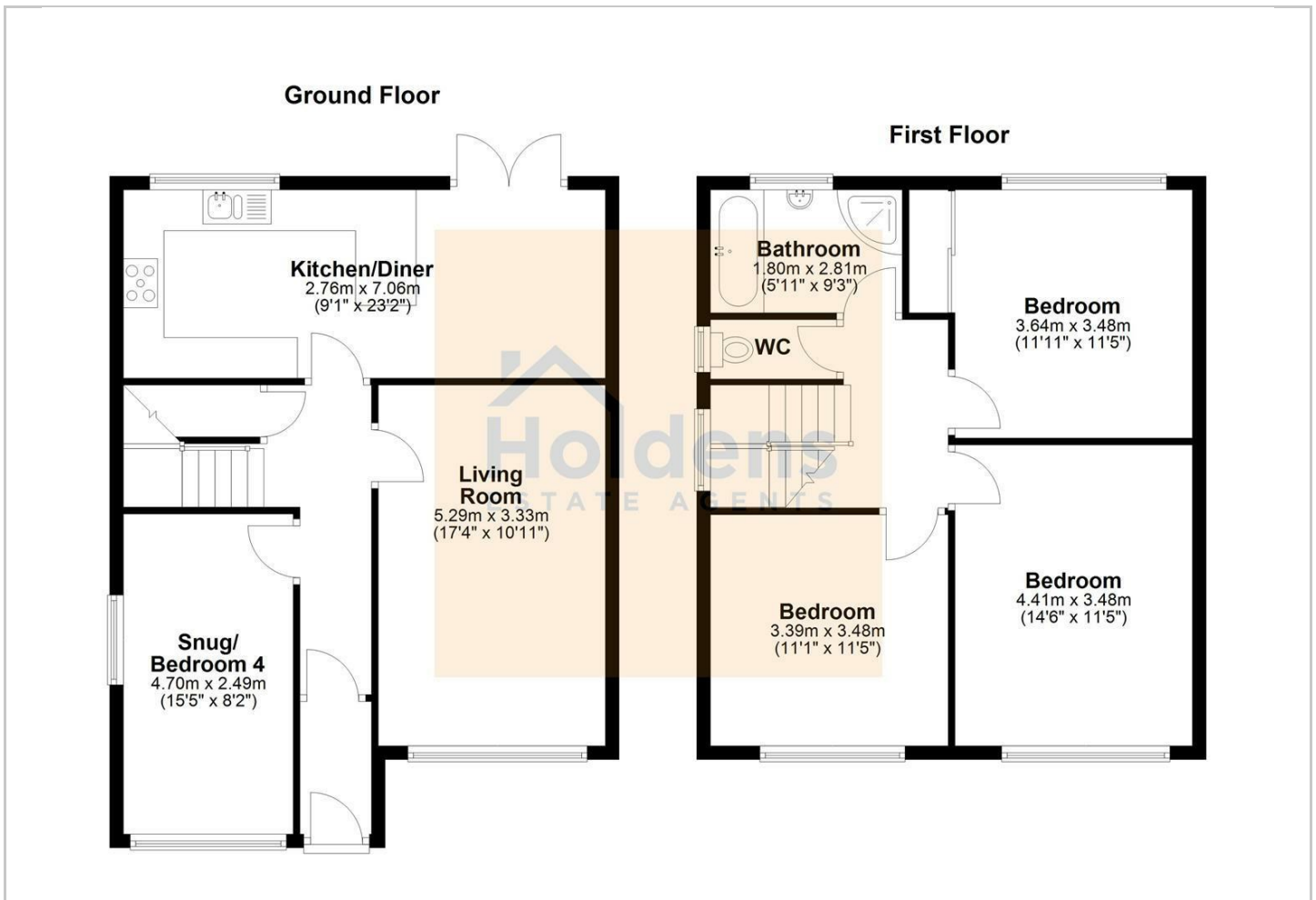
Hybrid Map



Terrain Map



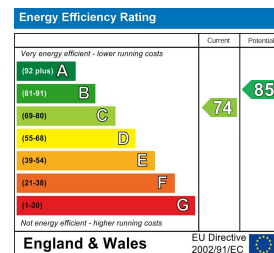
Floor Plan



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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