



31 Langdale Road

Longridge, Preston, PR3 3EQ



£210,000

A great opportunity to purchase this semi-detached dormer bungalow and make it your own as modernisation is now required. Spacious ground floor accommodation for a growing family including an area that could accommodate a teenager or elderly family member. Accommodation comprising of: entrance hallway, to the left there is a living room, dining room, kitchen, conservatory and to the right there is a snug/office area, large bedroom, wet room. To the first floor there is a further two bedrooms and bathroom. Driveway parking. Lawned front garden. Well established good size garden to rear. Within walking distance there is a shop, park and also within easy reach of all Longridge facilities. Freehold. Council Tax Band C.





GROUND FLOOR

Entrance Hallway

uPVC double glazed front door, radiator, alarm system, doors to living room/dining room, kitchen, other room, stairs to first floor, under stairs storage cupboard.

Living Room

15'6" x 11'0" (4.730m x 3.356m)

uPVC double glazed window to front, radiator, gas fireplace, arch through to dining room.

Dining Room

11'0" x 8'11" (3.371m x 2.731m)

uPVC double glazed sliding doors to conservatory, radiator, hatch in wall through to kitchen.

Conservatory

14'2" x 8'6" (4.324m x 2.601m)

Tiled floor, uPVC double glazed Windows all round, uPVC double glazed French doors to rear, uPVC double glazed door to rear, door to kitchen.

Kitchen

11'2" x 8'11" (3.424m x 2.726m)

uPVC double glazed window to rear, wooden single glazed door to conservatory, radiator, hatch to dining room, base and wall units and worktops, space for washing machine, one and a half bowl uPVC sink and drainer, freestanding double gas cooker and grill, four ring gas hob and extractor, tiled splashback, tiled floor.

Snug/Office

9'0" x 7'0" (2.759m x 2.135m)

uPVC double glazed window to front, radiator, laminate flooring, sliding door to bedroom.

Bedroom

15'7" x 13'6" (4.750m x 4.127m)

uPVC double glazed window to front, uPVC double glazed door and window to side, sliding door to en-suite, radiator, meter cupboard, attic access.

En-Suite Wet Room

7'11" x 5'6" (2.414m x 1.687m)

uPVC double glazed window to rear, wall mounted sink, towel radiator, WC, walk-in shower, tiled floor, wall mounted mirror with shelf, wall mounted mirrored cabinet.

FIRST FLOOR

Landing

uPVC double glazed window on stairs, storage cupboard on stairs with boiler, attic access (attached ladders and partly boarded), doors to two bedrooms and bathroom.

Bedroom

13'7" x 9'2" (4.159m x 2.819m)

uPVC double glazed window to front, radiator, built-in wardrobes.

Bedroom

11'1" x 9'4" (3.400m x 2.867m)

uPVC double glazed window to rear, radiator.

Shower room

6'9" x 5'11" (2.061m x 1.816m)

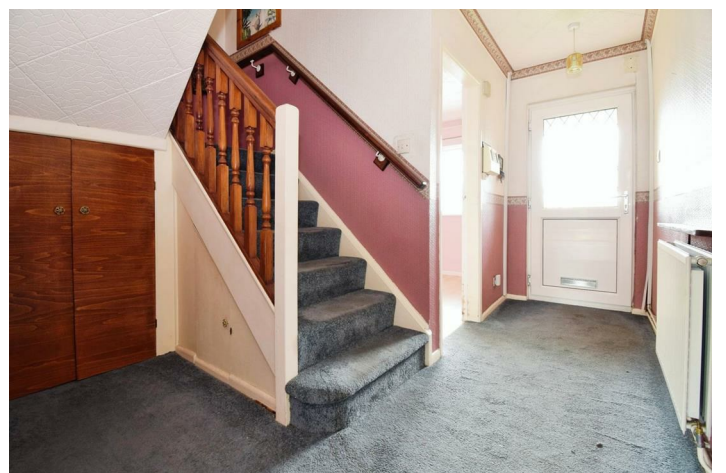
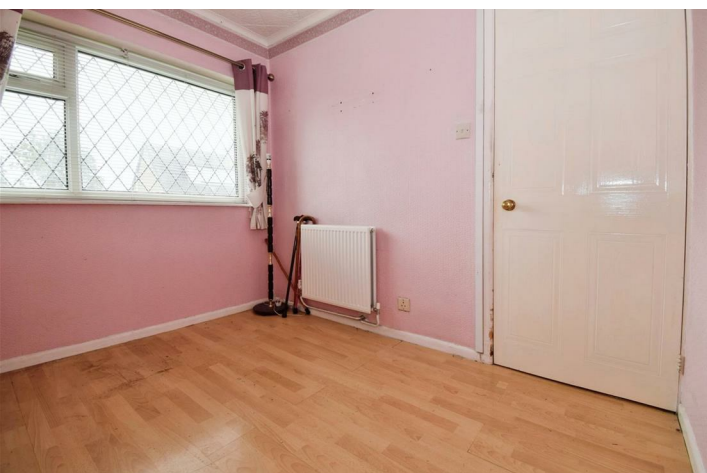
uPVC double glazed window to rear, radiator, WC, sink with pedestal, walk-in shower, laminate flooring.

EXTERNALLY

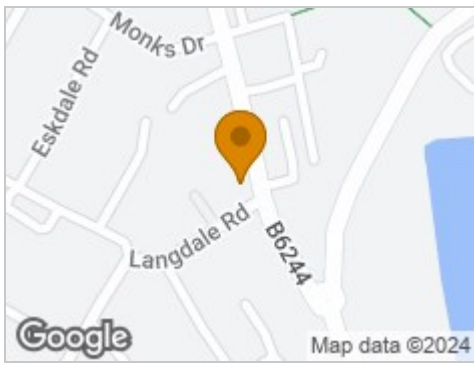
To the front there is an established garden, driveway parking for two cars, gate to side. To the rear there is a well established garden comprising of two lawns, flagged path and patio. Lawn wraps round to side. Shed, greenhouse, outdoor plug sockets, outdoor tap.

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



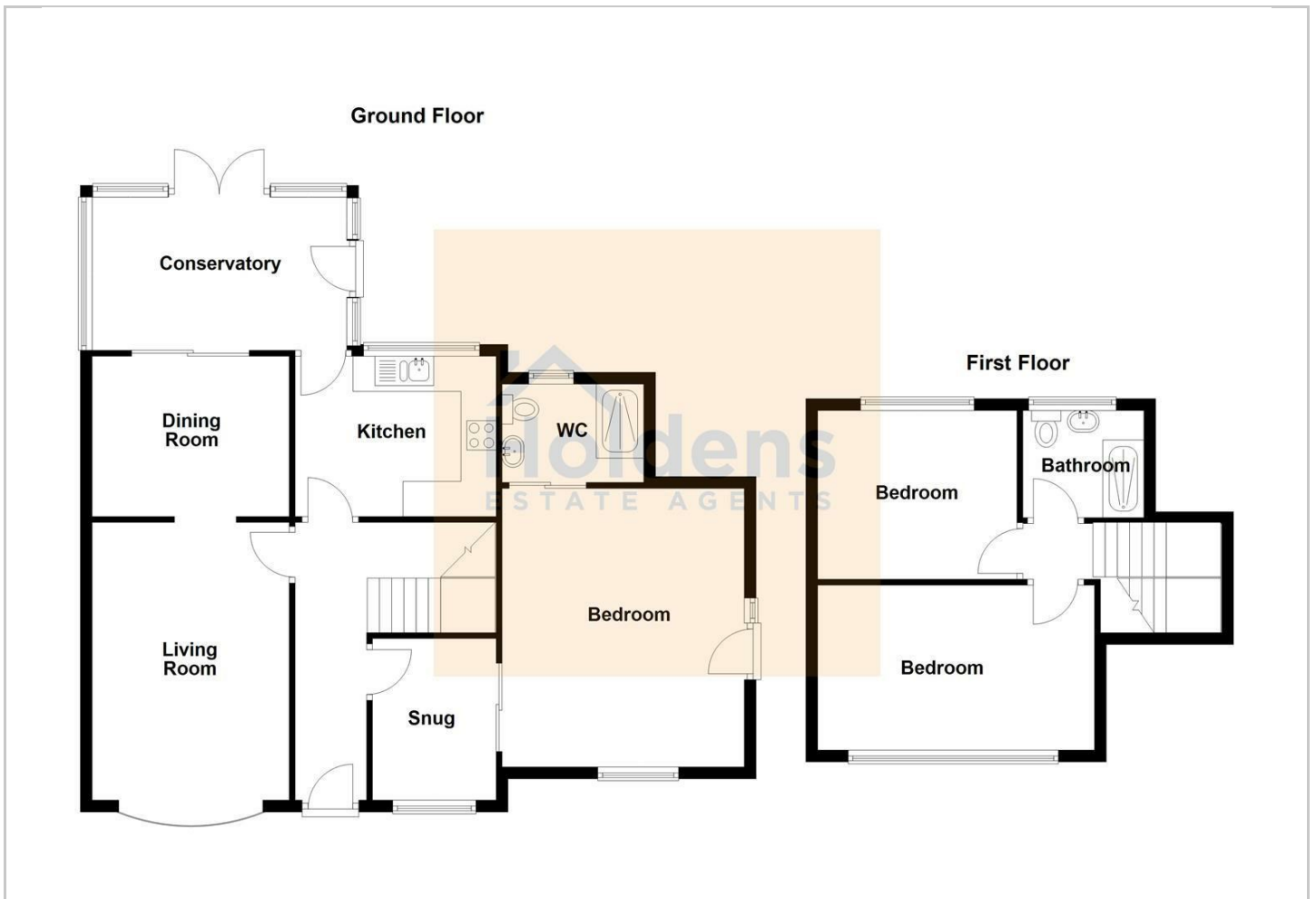
Hybrid Map



Terrain Map



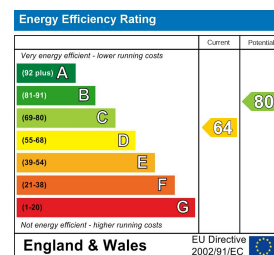
Floor Plan



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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