



## 94 Hacking Drive

Longridge, Preston, PR3 3FP



**£199,950**

Welcoming to the market this semi detached dormer bungalow in a sought after residential location in Longridge. Ideal for families. The property comprises of an entrance hallway leading to a spacious Living/Dining Room, a modern kitchen and a downstairs bedroom, up the stairs to the first floor there are two double bedrooms and a family bathroom. To the rear of the property there is a nice private rear garden and to the front there is a driveway and a garage providing ample off road parking and storage. This is a perfect property for someone to really put their own stamp on it and truly make it their own. Council tax band C. EPC Rating E.







## GROUND FLOOR

### Entrance Hallway

Glass panel front door, radiator, access into living/dining room, kitchen and downstairs bedroom, stairs to first floor.

### Living Room

15'5" x 10'10" (4.704 x 3.314)

uPVC double glazed window to front, radiator, electric fire, open through to dining area.

### Dining Area

10'10" x 8'11" (3.322 x 2.728)

uPVC double glazed window to rear, radiator.

### Kitchen

11'4" x 8'11" (3.471 x 2.718)

Wall and base units, four ring gas cooker, stainless steel sink with drainer, space for washing machine and fridge, wall mounted system boiler, tiled splashback, uPVC double glazed window and door to rear.

### Bedroom 3

9'1" x 7'2" (2.770 x 2.197)

uPVC double glazed window to front, radiator.

## FIRST FLOOR

### First Floor Landing

Access into two bedrooms and bathroom, uPVC double glazed window to side, loft access.

### Bedroom 1

14'11" x 9'5" (4.571 x 2.872)

Fitted storage, uPVC double glazed window to front, radiator.

### Bedroom 2

10'2" x 9'1" (3.113 x 2.788)

Double glazed aluminium window to rear, radiator.

### Bathroom

11'3" x 6'0" (3.443 x 1.844)

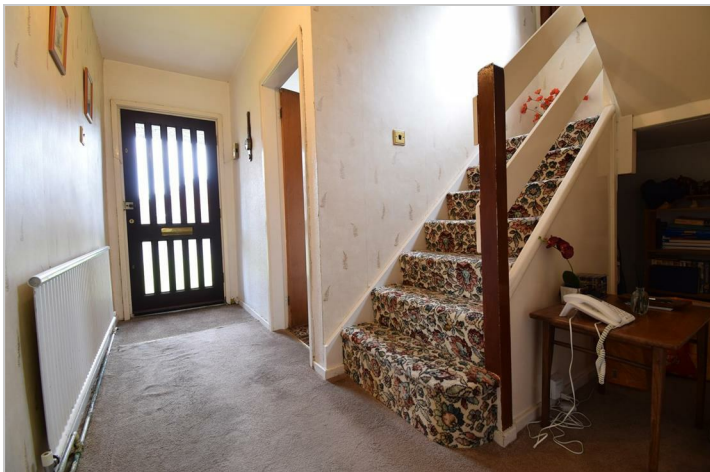
Corner shower, bath, WC, basin with pedestal, chrome radiator, uPVC double glazed window to rear.

## EXTERNALLY

Driveway providing off-road parking, lawn to front, gated access to side, lawn and flagged patio to rear, garage with up and over door power and lighting.

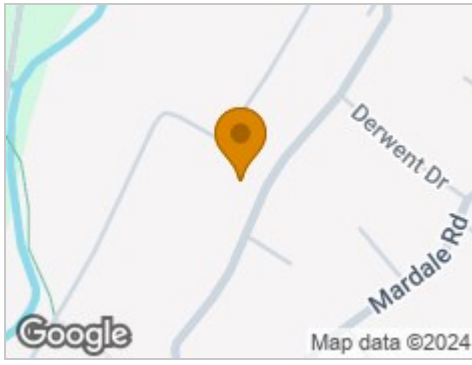
## PROPERTY MISDESCRIPTIONS ACT

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



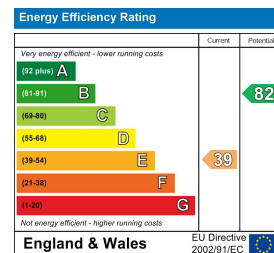
## Floor Plan



## 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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