



Pear Tree Bungalow Fleet Street

Longridge, Preston, PR3 3ED



Offers Over £161,500

Wow, what a beautiful detached bungalow that has been particularly well maintained and is presented to a high standard throughout. This bungalow is a real credit to the current owner. What a great location on Fleet Street being handy for all of the village facilities and bus route. The accommodation on offer comprises of: very useful entrance vestibule, entrance hallway, lounge, breakfast kitchen, shower room, one double bedroom. There are low maintenance gardens to front and rear. Viewers will not be disappointed by what this lovely true bungalow has to offer. Gas central heating, double glazed. Freehold. Council Tax Band C.





ALL ON THE GROUND FLOOR

Entrance Porch/Vestibule

uPVC double glazed front door, uPVC double glazed windows to front and side, uPVC double glazed windows to living room, uPVC double glazed door into hallway.

Hallway

Attic access, downlights, radiator, door to storage cupboard, bedroom, shower room, kitchen, living room.

Bedroom

11'0" x 11'7" 9'10" (3.373m x 3.55'3)

uPVC double glazed window to front, radiator, downlights.

Shower Room

6'6" x 6'2" (1.982m x 1.902m)

uPVC double glazed window to side, shower cubicle, WC, sink with cabinet, down lights, towel radiator, wall mounted mirrored cabinet.

Breakfast kitchen

11'7" x 10'10" (3.556m x 3.322m)

Wall and base units, worksurfaces, tiled floor, radiator, downlights, stainless steel sink and drainer, washing machine space, oven/grill, four ring gas hob and extractor, built-in dishwasher, uPVC double glazed window to rear, uPVC double glazed door to rear, cupboard housing the combi boiler, tiled splashback.

Living Room

15'0" x 9'7" (4.580m x 2.935m)

uPVC double glazed window to vestibule, radiator,

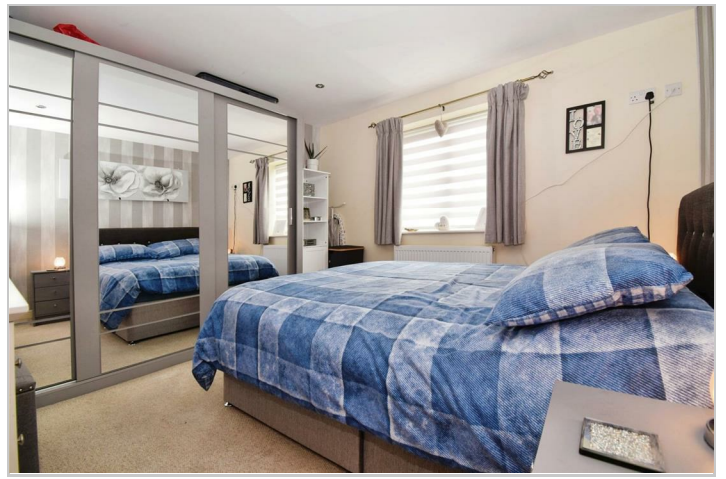
uPVC French doors to rear, fireplace with electric fire.

EXTERNALLY

Low maintenance gardens to front and rear. To the front there is an Indian flagged pathway, artificial lawn, seating area. To the rear the garden has Indian stone flags, flowerbed, gate round side to front, outside tap useful shed, seating 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



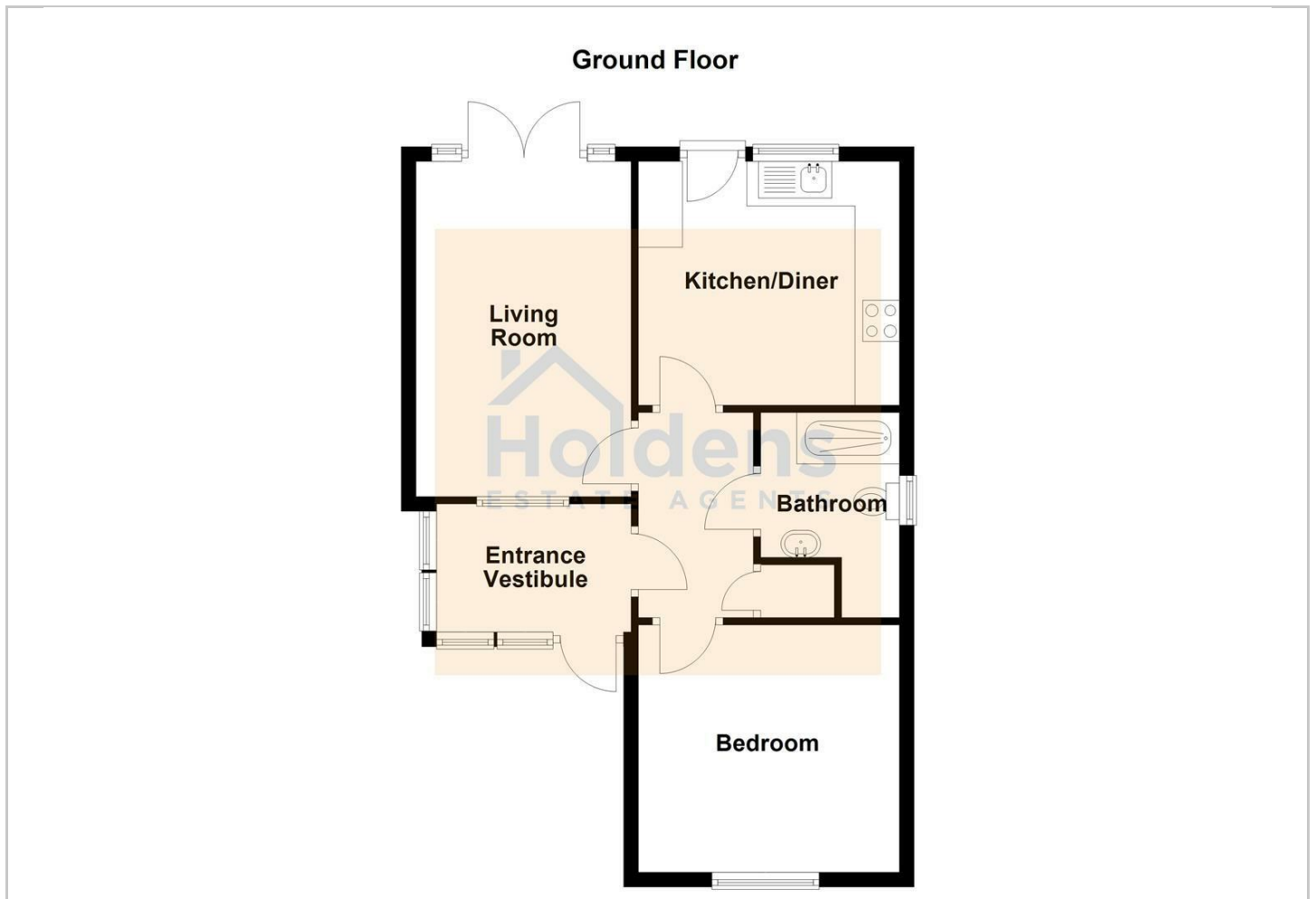
Hybrid Map



Terrain Map



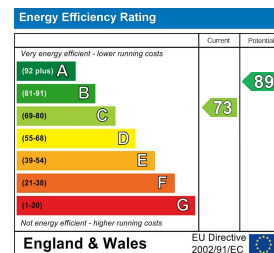
Floor Plan



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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