



## 64 Higher Road

Longridge, Preston, PR3 3SY



Offers Over £200,000

We are delighted to introduce to the market this characterful mid terrace home in the sought after location of Longridge. This beautiful home has been recently renovated to a high standard with a new modern kitchen to the rear which is lovely bright and airy. This property will appeal to a wide range of buyers. The property comprises of an entrance vestibule through to an inviting living room leading to a bright extended kitchen/diner, up the stairs there are three bedrooms and a family bathroom. To the rear of the property is a beautiful garden which has a patio area at the end overlooking fields and open countryside. Close proximity to many local amenities and good schools. Viewing is essential to fully appreciate all this wonderful property has to offer. Council Tax band C. EPC Rating D.





## GROUND FLOOR

### Entrance Vestibule

uPVC double glazed front door, door to living room.

### Living Room

15'11" x 13'1" (4.870 x 4.001)

uPVC double glazed Window to front, radiator, electric fire, French doors to kitchen/Diner.

### Kitchen/Diner

18'3" x 12'10" (5.572 x 3.912)

Base units, tall units and worktops, built in fridge/freezer, double oven, four ring induction hob and extractor, space for washing machine and dishwasher, one and half stainless steel sink and drainer, two uPVC double glazed windows to rear, downlights, radiator, uPVC double glazed door to rear, door to stairwell, door to storage cupboard.

## FIRST FLOOR

Window on stairwell to rear, meter cupboard above window on stairs.

### Landing

Attic access, doors to three bedrooms and bathroom.

### Bedroom

10'2" x 7'1" (3.122 x 2.163)

uPVC double glazed window to front, radiator.

### Bedroom

13'1" x 10'2" (4.012 x 3.107)

uPVC double glazed window to front, radiator.

### Bedroom

9'3" x 7'7" (2.833 x 2.336)

uPVC double glazed window to rear.

## Bathroom

9'2" x 4'10" (2.813 x 1.491)

Bath with overhead shower, sink with built-in cupboard, wall mounted mirror, uPVC double glazed window to rear, WC, towel radiator, down lights.

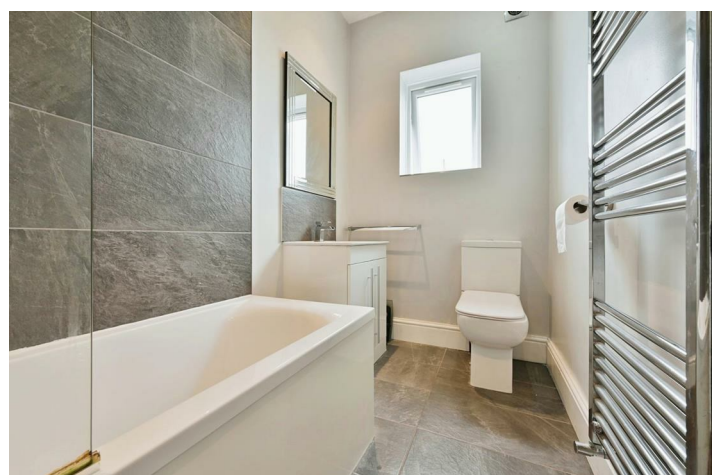
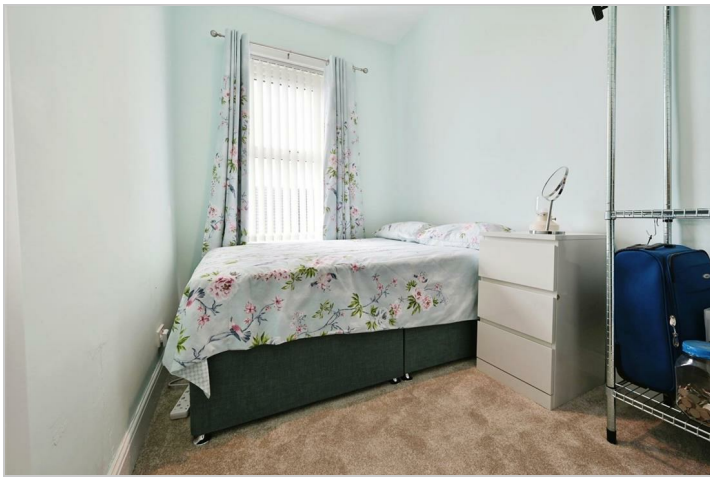
## EXTERNALLY

To the front is a flagged path and steps leading to the entrance of the house, wood chipped walled flower bed.

To the rear is a gated access to alleyway leading to the front of house, flagged patio area, wooden shed, flower beds, lawn and flagged path leading to flagged patio at end of garden, views across to reservoirs and countryside.

## 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



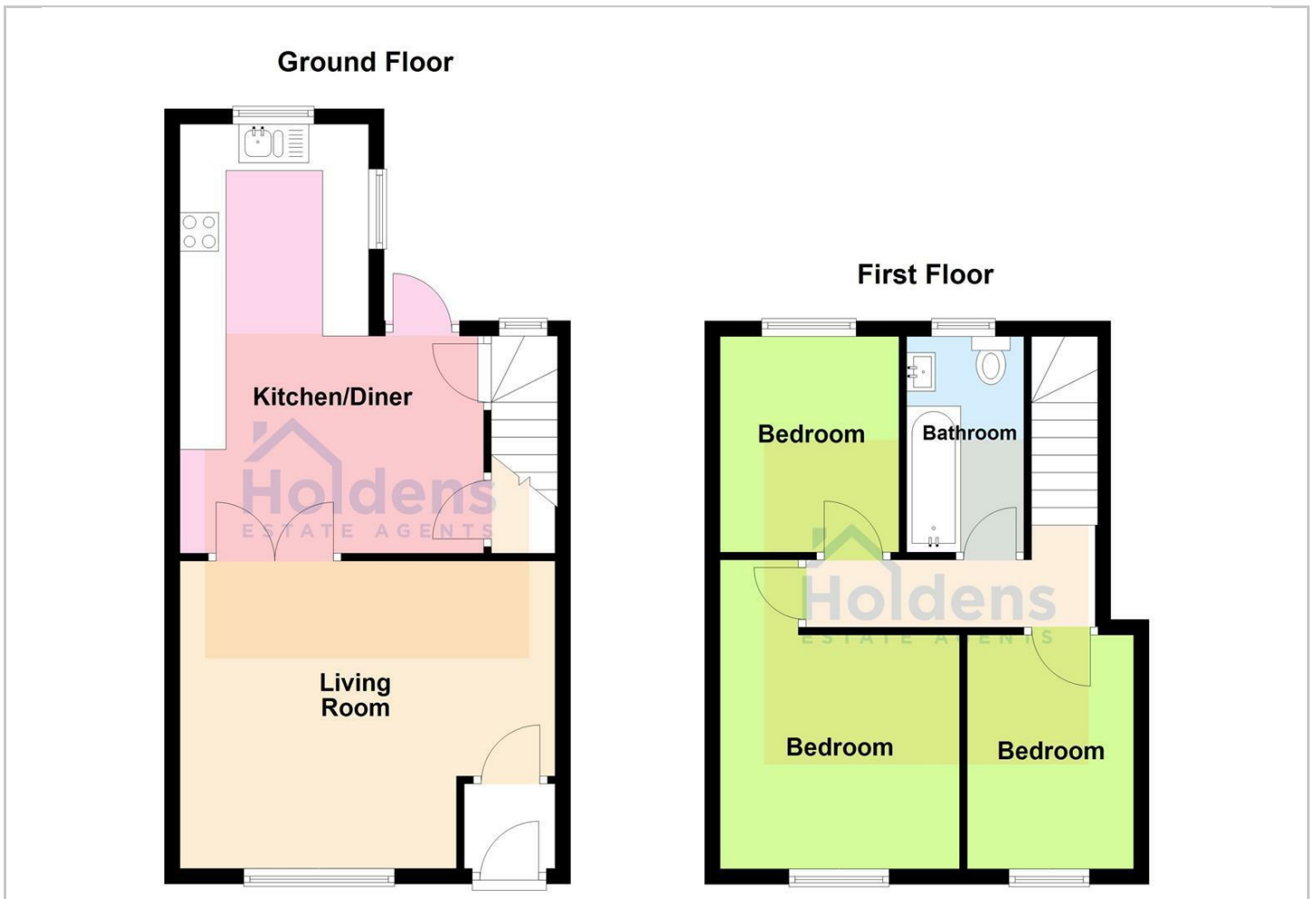
### Hybrid Map



### Terrain Map



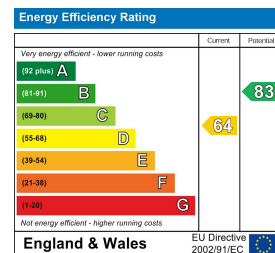
### Floor Plan



### 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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