



12 Wasdale Grove

Longridge, Preston, PR3 3AT



£194,950

A semi-detached dormer bungalow in a very popular residential area tucked away in Wasdale Grove. The position is very handy for the local shop, park, and within walking distance to all of Longridge facilities. The accommodation comprises of: Ground Floor: entrance hallway, living room, dining room, conservatory, kitchen. First Floor: Two bedrooms, walk-in shower room. Lawn to front along with driveway parking, attached garage. Garden to rear. Gas central heating installed and double glazing fitted. Some improvements now required to make a super home in a lovely area. Early viewing advised. Freehold. Council Tax Band C.





GROUND FLOOR

Entrance Hallway

uPVC double glazed front door and window, meter cupboard, radiator, stairs to first floor, door to living room, door to kitchen.

Living Room

14'0" x 13'11" (4.284m x 4.266m)

uPVC double glazed windows to front, gas fire, radiator, door to dining room.

Dining Room

11'7" x 11'10" (3.553m x 3.612m)

Electric fire, radiator, uPVC double glazed sliding door to conservatory.

Conservatory

18'10" x 7'1" (5.755m x 2.171m)

Two uPVC double glazed doors to rear, uPVC double glazed windows all round, radiator.

Kitchen

11'10" x 8'2" (3.608m x 2.493m)

Wall and base units, worktops, radiator, wall mounted boiler, uPVC double glazed door to conservatory, uPVC double glazed window to conservatory, sink and drainer, space for washing machine, oven with grill, four ring gas hob, tiled splashbacks.

FIRST FLOOR

Landing

Two attic access points, doors to two bedrooms and shower room.

Bedroom 1

14'3" x 10'3" (4.367m x 3.129m)

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

Bedroom 2

11'7" x 8'4" (3.554m x 2.564m)

uPVC double glazed window to rear, radiator.

Shower Room

8'0" x 5'4" (2.453m x 1.628m)

Walk-in shower, WC, sink with pedestal, uPVC double glazed window to rear, radiator, wall mounted mirrored cabinet.

EXTERNALLY

To the front there is a good size lawn, off-road parking, garage with 'up and over' door.

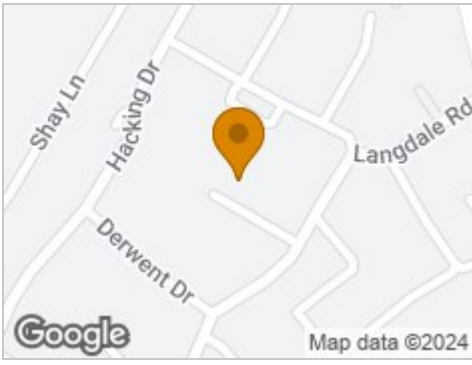
To the rear there is a flagged garden with flower beds, shed and door to garage.

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



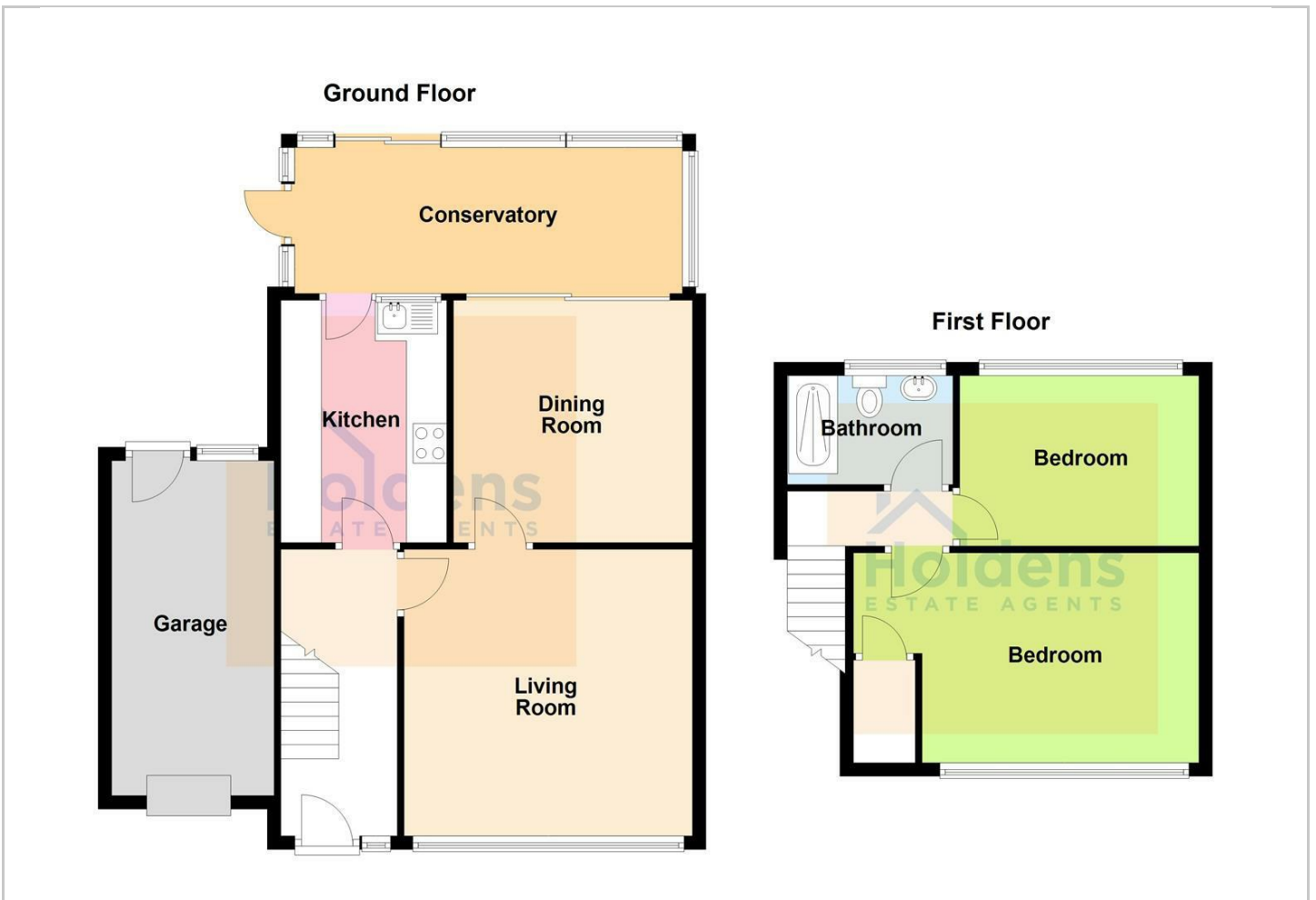
Hybrid Map



Terrain Map



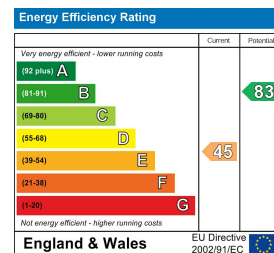
Floor Plan



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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