



73 Lower Lane

Longridge, Preston, PR3 2YG



£338,000

Very rarely do these houses on Lower Lane become available to buy. CHAIN FREE. Number 73 is a three/four bedroomed property with a lovely view from the first floor. Offering spacious accommodation with bedrooms on the ground and first floor for versatile living. The full accommodation comprises: Ground floor: two bedrooms or one bed and dining room, 23' living room with dual aspect, French doors opening out on to the patio for entertaining, kitchen, WC. First floor: two further bedrooms, bathroom. There is a lawned front garden. Ample driveway parking leads to the detached double garage which has electric and water and handy for extra white goods. Further parking space. Good size garden to rear with patio and lawn. Gas central heating, double glazed. Viewing essential to appreciate. Freehold. Council Tax E.





GROUND FLOOR

Entrance Hallway

uPVC front door with uPVC double glazed window either side, radiator, doors to living/dining room, understairs storage cupboard, two bedrooms, kitchen, downstairs WC.

Living/Dining Room

23'10" x 11'10" (7.272m x 3.630m)

uPVC double glazed bay window to front, two radiators, stone effect fireplace with gas fire, plenty of room for a dining table, uPVC double glazed French doors and side windows to rear opening on to the patio for entertaining.

Dining Room/Bedroom 4

10'3" x 9'2" (3.128m x 2.801m)

uPVC double glazed windows to rear, radiator, hidden archway through to living/dining room behind bookcase that can be opened up.

Kitchen

14'0" x 9'2" (4.279m x 2.806m)

Base and wall units, worktops, range master cooker with double oven and grill and five ring hob with extractor, one and a half stainless steel sink and drainer, uPVC double glazed window to rear, built-in washing machine, uPVC double glazed back door, tiled splashback, radiator, cupboard housing the boiler, downlights.

Bedroom 3

9'6" x 9'2" (2.908m x 2.795m)

uPVC double glazed window to front, radiator.

WC

5'7" x 3'0" (1.714m x 0.916m)

uPVC double glazed window to front, wall mounted sink, radiator.

FIRST FLOOR

Landing

Attic access, doors to three bedrooms and bathroom.

Bedroom 1

12'0" x 11'10" (3.680m x 3.631m)

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

Bathroom

9'2" x 5'10" (2.799m x 1.779m)

Wall mounted mirrored cabinet, bath, uPVC double glazed window to rear, sink with pedestal, WC, radiator, wall mounted mirror with shelf, shower cubicle.

Bedroom 2

11'11" x 9'3" (3.656m x 2.826m)

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

Office/storage

5'11" x 4'5" (1.826m x 1.361m)

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

EXTERNALLY

To the front there is a driveway, small lawn with shrubs and hedging. To the rear there is a further driveway/parking space, double garage with 'up and over' door, patio area, shed, lawn.

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.



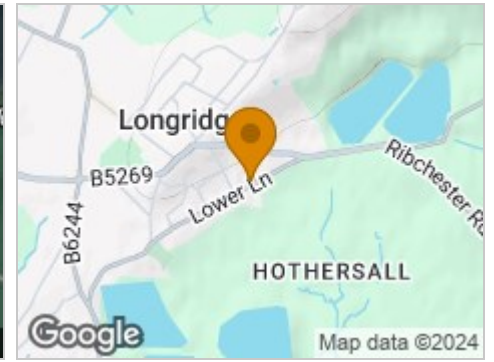
Road Map



Hybrid Map



Terrain Map



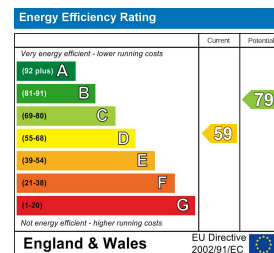
Floor Plan



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

66 Derby Road, Longridge, Preston, PR3 3FE
Tel: 01772 233380 Email: longridge@holdens.co.uk www.holdens.co.uk