



67 Chaigley Road

Longridge, Preston, PR3 3TQ



£254,950

Holdens are pleased to bring to the market a rare opportunity to buy a property on Chaigley Road that backs on to John Smiths Park. From the rear garden you are able to access the park which is great for dog walking or children playing out. The accommodation comprises: Ground floor: entrance porch, hallway, living room, kitchen/living/dining room, utility. First floor: three bedrooms, bathroom. There is a super picture window in the kitchen area overlooking the rear garden and the park. To the front there is driveway with parking in front of the ATTACHED GARAGE. To the rear there is a pleasant garden with lawn, flagged areas and planted borders. Gas central heating, double glazed. Freehold. Council Tax Band D.





GROUND FLOOR

Entrance Porch

Double glazed wooden front door, double glazed wooden window frames all round, tiled floor, single glazed wooden front door into hallway.

Hallway

Meter cupboard, radiator, doors to living room, understairs storage cupboard, kitchen, dining, living room, stairs to first floor.

Living Room

14'6" x 12'10" (4.433m x 3.917m)

Double glazed wooden framed windows to front, radiator, gas fire.

Kitchen/living/dining room

19'2" x 13'6" (5.845m x 4.126m)

Vinyl floor, wall and floor units, worktops, stainless steel sink and drainer, double oven and grill, cooker with four ring hob, tiled splashback, single glazed wooden framed window into utility, radiator, double glazed wooden framed windows to rear, single glazed wooden door to utility and rear porch.

Utility

17'10" x 8'8" (5.441m x 2.654m)

Two single glazed wooden doors to rear, single glazed wooden framed windows to rear, base units and worktop, space for washing machine, stainless steel sink and drainer, wall mounted boiler, built-in cupboards, radiator, door to garage.

FIRST FLOOR

Landing

Attic access, doors to bathroom and bedrooms, double glazed wooden framed window to side.

Bathroom

8'1" x 6'4" (2.487m x 1.954m)

Towel radiator, WC, sink with pedestal, bath with shower, two double glazed wooden framed window to rear, downlights.

Bedroom 2

10'8" x 9'8" (3.252m x 2.952m)

Double glazed wooden framed window to rear, radiator, wooden flooring, built-in wardrobe.

Bedroom 1

13'11" x 10'2" (4.247m x 3.106m)

Wooden framed double glazed windows to front, radiator, built-in wardrobe.

Bedroom 3

10'8" x 8'8" (3.270m x 2.643m)

Double glazed wooden framed window to front, radiator, built-in wardrobe, wooden flooring.

EXTERNALLY

To the front there is off-road parking, small lawn with shrubs, garage with 'up and over' door.

To the rear there is a flagged and concrete patio area, small lawn either side, greenhouse, fenced both sides, flower beds, shed, gate to park, outdoor tap.

PROPERTY MISDESCRIPTIONS ACT

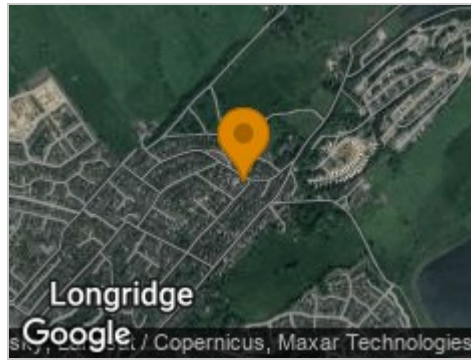
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Road Map



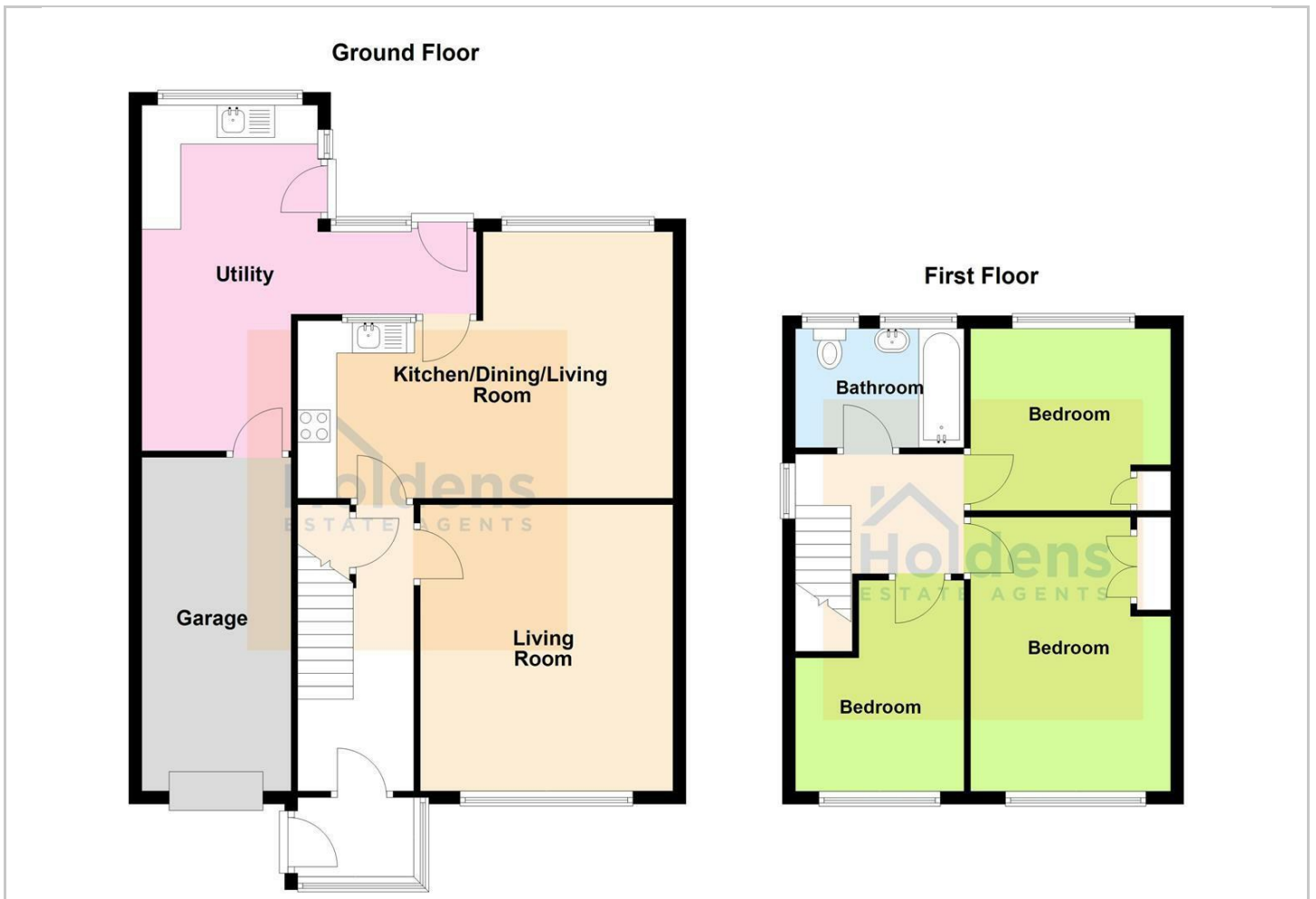
Hybrid Map



Terrain Map



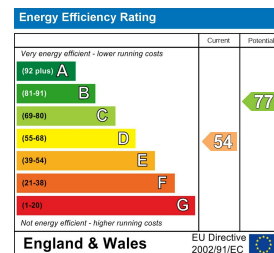
Floor Plan



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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