



## 51 Hollin Hall Drive

Longridge, Preston, PR3 3UF

£315,000



Holdens are pleased to be able to offer this modern detached property on the ever popular Tootle Green Estate located on Hollin Hall Drive. The property offers accommodation comprising: living room, good size kitchen/diner with built-in appliances plus French doors to garden great for opening out for entertaining, utility, WC. To the first floor there are four bedrooms with en-suite to the master, bathroom. Lawned rear garden ready for you to put your own stamp on. Ample driveway parking leads to the detached garage. Garden frontage. Convenient location within walking distance of all the facilities in Longridge as well as good connections to Ribchester/Blackburn and motorway links. Freehold. Council Tax E. NO CHAIN.







## GROUND FLOOR

### Entrance Hallway

uPVC double glazed front door, radiator, doors to living room, downstairs WC, kitchen/diner, understairs storage cupboard, stairs to first floor.

### Living Room

14'7" x 10'9" (4.448m x 3.279m)

uPVC double glazed bay window to front, radiator.

### WC

5'1" x 4'0" (1.573m x 1.226m)

Sink with pedestal, WC, radiator, wall mounted mirror.

### Kitchen/diner

17'6" x 11'0" (5.339m x 3.370m)

Base and wall units, worktops, uPVC double glazed window to rear, uPVC one and a half bowl sink and drainer, four ring induction hob with extractor, oven with grill, built-in microwave, built-in fridge/freezer, built-in dishwasher, cupboard housing the boiler, down lights, uPVC double glazed French doors to rear, radiator, door to utility.

### Utility

4'0" x 4'0" (1.227m x 1.233m)

Worktop with built-in washing machine underneath and two base units.

## FIRST FLOOR

### Landing

Attic access, radiator, doors to four bedrooms and bathroom.

### Bedroom

7'3" x 6'10" (2.234m x 2.083m)

uPVC double glazed window to front, radiator.

### Bedroom

11'0" x 10'5" (3.357m x 3.186m)

uPVC double glazed window to front, radiator.

### Bathroom

6'7" x 6'2" (2.013m x 1.893m)

Towel radiator, WC, sink with pedestal, bath with shower, shaver plug.

### Bedroom

12'4" x 10'5" (3.775m x 3.183m)

uPVC double glazed window to rear, radiator, built-in wardrobes, door to en-suite.

### En-Suite

6'6" x 3'10" (2.003m x 1.190m)

Sink with pedestal, WC, shower cubicle, towel radiator, shaver plug.

### Bedroom

10'10" x 6'10" (3.305m x 2.087m)

uPVC double glazed window to rear, radiator.

## EXTERNALLY

To the front there is a small lawn, long driveway with space for multiple cars.

To the rear there is a small flagged patio, outdoor tap, decent sized lawn, fenced all round, detached garage.

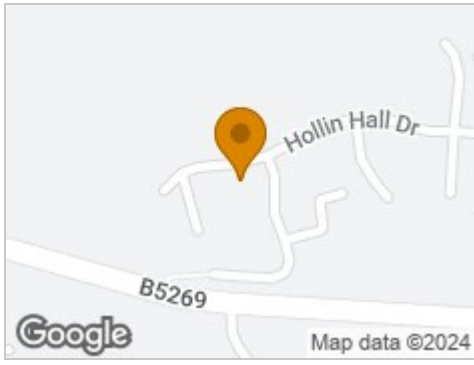
## PROPERTY MISDESCRIPTIONS ACT

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.

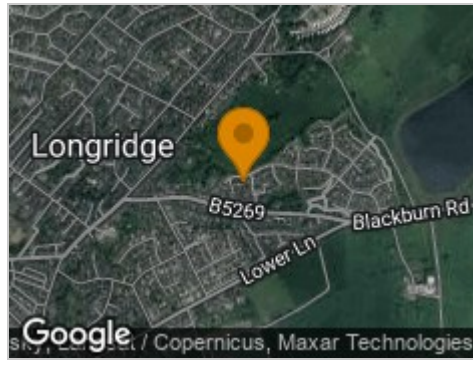




### Road Map



### Hybrid Map



### Terrain Map



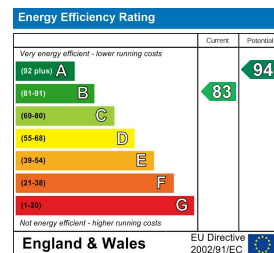
### Floor Plan



### 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



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