



18 Risedale Drive

Longridge, Preston, PR3 3SB



£349,950

Holdens are pleased to offer this fantastic spacious family home set over three floors. Some modernisation is now required. Viewing is essential to appreciate the accommodation. The accommodation comprises of: Ground floor: two reception rooms (potential to be used as further bedrooms), modern kitchen, modern shower room, integral garage. Lower ground floor: 13' x 13' basement. First floor: three bedrooms, modern bathroom, separate WC. Externally there is an enclosed rear garden of good proportions with a large patio area, lawn and garden borders. Established front garden. Ample driveway parking. Risedale Drive is a sought after location within walking distance of all of Longridge facilities, schools, parks and within easy reach of motorway connections. NO CHAIN. Freehold. Council Tax Band F.





GROUND FLOOR

Entrance Porch

uPVC double glazed front door and windows, door to hallway.

Hallway

Doors to shower room, study/bedroom, garage, dining room/bedroom, back porch, living room.

Shower Room

6'11" x 6'9" (2.120m x 2.067m)

uPVC double glazed window to front, sink with built-in cupboards, WC, towel radiator, walk-in shower.

Study/bedroom 3

15'1" x 9'4" (4.620m x 2.850m)

uPVC double glazed window to rear, radiator, built-in shelving.

Dining Room/bedroom 4

11'10" x 11'7" (3.632m x 3.541m)

uPVC double glazed window to rear, radiator.

Rear Porch

uPVC double glazed door to rear and window, radiator, opening into kitchen.

Kitchen

19'0" x 6'11" (5.807m x 2.122m)

Base and wall units, worktops, one and a half bowl stainless steel sink and drainer, dishwasher, radiator, double oven and grill, uPVC double glazed window to rear, uPVC double glazed window to side, tiled splashback, four ring gas hob, built-in cupboards, space for washing machine, downlights, doors to basement.

Living Room

14'2" x 14'1" (4.325m x 4.310m)

Feature fireplace with gas fire, uPVC double glazed window to front, radiator, door to stairwell.

Stairwell

Two uPVC double glazed windows, stairs to first floor.

FIRST FLOOR

Landing

Two uPVC double glazed windows to rear, radiator, airing cupboard with combi boiler, doors to WC, three bedrooms and bathroom.

WC

5'4" x 2'4" (1.635m x 0.719m)

WC, uPVC double glazed window to rear, wall mounted sink, radiator.

Bedroom 2

14'7" x 11'6" (4.469m x 3.527m)

uPVC double glazed window to front, radiator, built-in wardrobe, eaves access.

Bedroom 5

12'8" x 6'0" (3.862m x 1.839m)

uPVC double glazed window to front, radiator.

Bathroom

9'8" x 6'9" (2.967m x 2.082m)

uPVC double glazed window to front, radiator, sink with cabinet underneath, bath, shower cubicle, large wall mounted mirror.

Bedroom 1

16'7" x 12'10" (5.061m x 3.921m)

Three radiators, uPVC double glazed window to front, eaves access, built in wardrobes and cupboards

LOWER GROUND FLOOR

Basement

13'7" x 13'2" (4.158m x 4.014m)

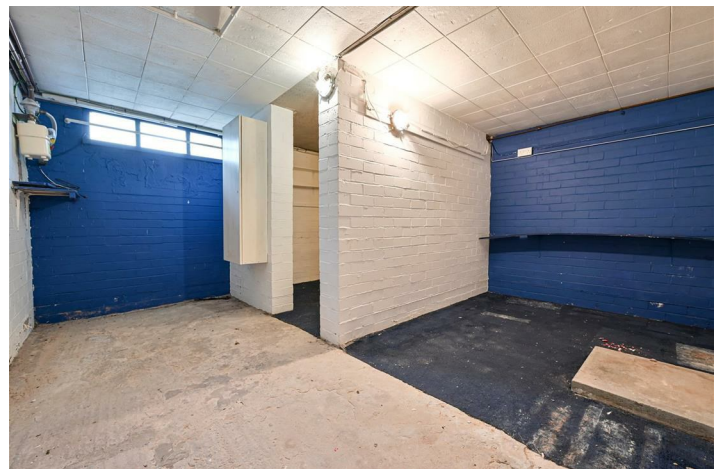
Wooden single glazed window to front.

EXTERNALLY

To the front there is off-road parking for multiple cars, attached garage with large 'up and over' door, small lawn with flower beds and shrubs surround, access to rear round both sides, outhouse to side of house. To the rear there is a large patio area, good size lawn, shrub garden, outdoor tap.

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



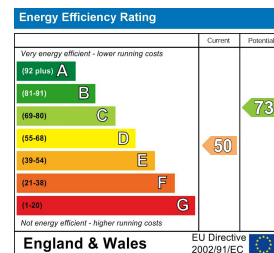
Floor Plan



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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