



3 Clayton Court

Longridge, Preston, PR3 3UD



£224,950

Holdens are pleased to welcome to the market this semi detached dormer bungalow in a very popular residential location handy for walking to all the facilities Longridge has to offer. This lovely family home offers accommodation comprising of: ground floor: entrance hallway, living room, dining room, conservatory, kitchen, bathroom. First floor: three bedrooms, WC. Lawn to the front, ample driveway parking leads to the Detached garage. The rear garden is gravelled with planted borders. Freehold. Council Tax Band C.





GROUND FLOOR

Side entrance. uPVC double glazed front door, uPVC window, stairs to first floor, radiator, understairs storage covered, door to bathroom and living room.

Bathroom

9'1" x 5'7" (2.794m x 1.718m)

P shaped bath with shower, uPVC double glazed window to front, sink with pedestal, WC, radiator, downlights.

Living Room

15'4" x 10'10" (4.684m x 3.319m)

uPVC double glazed window to front, radiator, electric fire, open through to dining room.

Dining Room

12'2" x 10'10" (3.721m x 3.319m)

Two radiators, opening into storage cupboard, uPVC double glazed sliding doors into conservatory, opening into kitchen.

Conservatory

9'6" x 8'5" (2.921m x 2.590m)

uPVC double glazed windows all round, laminate floor.

Kitchen

11'4" x 9'2" (3.479m x 2.799m)

Wall and base units and worktops, one and a half bowl stainless steel sink and drainer, uPVC double glazed window to rear, uPVC double glazed door to rear, space for washing machine, integrated dishwasher, oven with grill, four ring gas hob and extractor, cupboard space for fridge freezer, tiled splashback.

FIRST FLOOR

uPVC double glazed window to side on stairwell.

Landing

Attic access, doors to three bedrooms and a WC.

Bedroom 3

9'2" x 7'5" (2.806m x 2.262m)

uPVC double glazed window to rear, radiator.

Bedroom 1

10'11" x 10'9" (3.341m x 3.298m)

uPVC double glazed window to rear, radiator.

Bedroom 2

10'6" x 7'10" (3.212m x 2.409m)

uPVC double glazed window to front, radiator.

WC

9'0" x 4'4" (2.757m x 1.345m)

uPVC double glazed Velux window, sink with cabinet underneath, wall mounted mirrored cabinet, WC, wall mounted boiler.

EXTERNALLY

To the front there is a small lawn with hedging, good size driveway.

To the rear there is a detached garage with 'up and over' door, gravelled garden, small flagged patio, 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



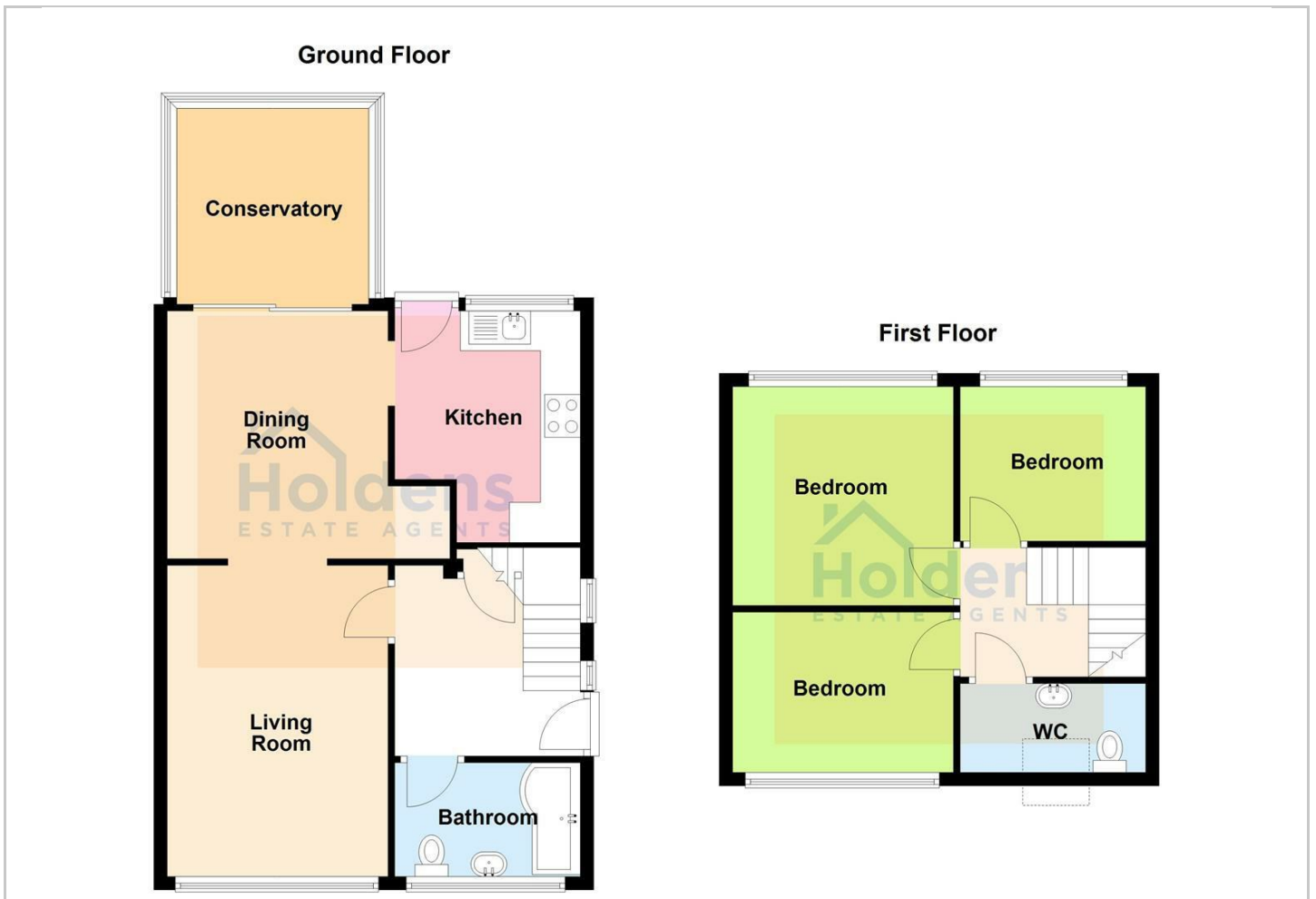
Hybrid Map



Terrain Map



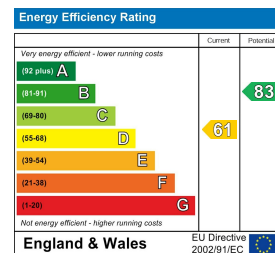
Floor Plan



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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