



3 Stanley Court Chipping Road

Longridge, Preston, PR3 2LY



£365,000

Wow!! What an absolute dream cottage this is. Located across the road from the popular Derby Arms on Chipping Road, Longridge. This fantastic property is stunning throughout and a real credit to the current owners. The accommodation comprises of: Entrance porch, dining area, kitchen, living area open plan to the orangery. First Floor: two bedrooms, bathroom. Bi-fold doors in the Orangery open up on to the patio enjoying the view down the rear garden offering entertaining space. Garage to the rear. Open countryside views to the rear. This property needs to be viewed to fully appreciate what is on offer. Freehold. Council Tax Band D. CHAIN FREE





GROUND FLOOR

Karndean flooring throughout the ground floor.

Entrance Porch

uPVC double glazed front door, uPVC double glazed window, radiator, door to dining area.

Dining Area

12'6" x 8'9" (3.821m x 2.690m)

uPVC double glazed window to front, radiator, downlights, opening through to kitchen, opening through to living area.

Kitchen

15'10" x 5'10" (4.843m x 1.784m)

Base units and worktops, uPVC double glazed windows to front, integrated sink with drainer, built-in dishwasher, built-in washing machine, double oven and grill Stoves cooker with four ring induction hob, built-in fridge freezer, wall mounted shelves, built-in cupboard, towel radiator, downlights.

Living Area

15'1" x 12'8" (4.611m x 3.879m)

Radiator, electric effect wood burner, downlights, stairs to first floor, large opening into orangery.

Orangery

12'6" x 8'5" (3.822m x 2.567m)

uPVC double glazed bi-folding doors to rear, radiator, uPVC double glazed ceiling.

FIRST FLOOR

Landing

Attic access, doors to two bedrooms, bathroom and storage cupboard.

Bedroom 2

15'1" x 9'8" (4.620m x 2.956m)

Two uPVC double glazed windows to front, radiator.

Bathroom

8'9" x 5'7" (2.684m x 1.725m)

WC, sink with cupboard underneath, wall mounted mirror with shelf, bath with overhead shower, towel radiator, downlights.

Bedroom 1

15'1" (13'0") x 9'10" (4.602m (3.968m) x 3.016)

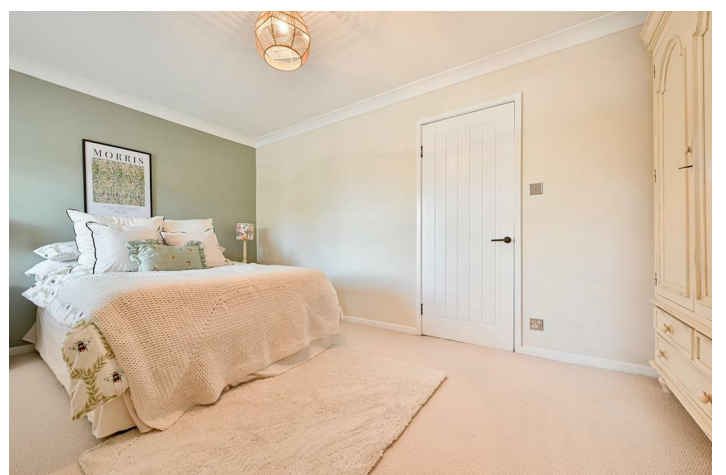
uPVC double glazed window to rear, radiator, downlights, built-in wardrobes, view across fields.

EXTERNALLY

Pavement and gravelled area to the front. To the rear there is an Indian flagged stone patio and path leading to further patio with summer house which has its own wifi, lighting and power, lawn and planted borders, fenced all round, gate at the rear leading to courtyard, garage and off road parking spaces, countryside views.

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



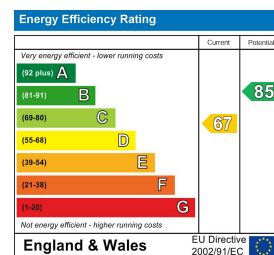
Floor Plan



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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