



## 31 Mill Court

Longridge, Preston, PR3 3TW



£184,950

This lovely property is positioned in a quiet cul-de-sac in Mill Court just off Willows Park Lane where you can easily reach the shops and all the facilities in Longridge. The accommodation comprises of: ground floor: entrance hallway, WC, living room, dining room, kitchen. First floor: three bedrooms (one with en-suite), bathroom. To the front of the property there is one parking space, garden border. To the rear there is a lovely enclosed garden with patio areas, lawn and planted borders and a further parking space. The property enjoys a view across to Beacon Fell from the first floor. A super home for any first time buyer or anyone downsizing. Call early to book your viewing. Freehold. Council tax band C.







## GROUND FLOOR

### Entrance Hallway

uPVC double glazed front door, radiator, door to WC, door to living room, stairs to first floor, active burglar alarm.

### WC

5'4" x 2'10" (1.641m x 0.865m)

uPVC double glazed window, radiator, WC, wall mounted wash hand basin.

### Living Room

15'8" x 11'5" (4.794m x 3.502m)

uPVC double glazed window to front, radiator, feature fireplace with gas fire, door to understairs storage cupboard, opening through to dining room, laminate flooring under carpet.

### Dining Room

10'1" x 8'1" (3.098m x 2.471m)

uPVC double glazed sliding doors to rear, radiator, laminate flooring, door to kitchen.

### Kitchen

10'2" x 6'5" (3.102m x 1.969m)

Base units and wall units, worktops, one and a half bowl pvc sink and drainer, wall mounted boiler, space for washing machine, oven and grill, four ring gas hob and extractor, space for fridge freezer, tiled splashback, tiled floor, radiator.

## FIRST FLOOR

### Landing

Attic access, doors to three bedrooms and bathroom.

### Bedroom 1

12'1" x 9'9" (3.707m x 2.977m)

uPVC double glazed window to front, radiator, cupboard with hot water tank, opening to en-suite.

### En-suite

5'7" x 2'6" (1.718m x 0.766m)

Shower cubicle, downlights, towel radiator, wall mounted wash hand basin with vanity unit, wall mounted shelf.

### Bathroom

8'1" x 5'7" (2.469m x 1.722m)

Towel radiator, bath, WC, wall mounted shelf, wash hand basin with vanity unit.

### Bedroom 2

10'4" x 7'0" (3.167m x 2.151m)

uPVC double glazed window to rear, radiator.

### Bedroom 3

7'6" x 7'2" (2.297m x 2.203m)

uPVC double glazed window to rear, radiator, view of Beacon Fell.

## EXTERNALLY

To the front there is off road parking for one car, shrubs and gravelled areas.

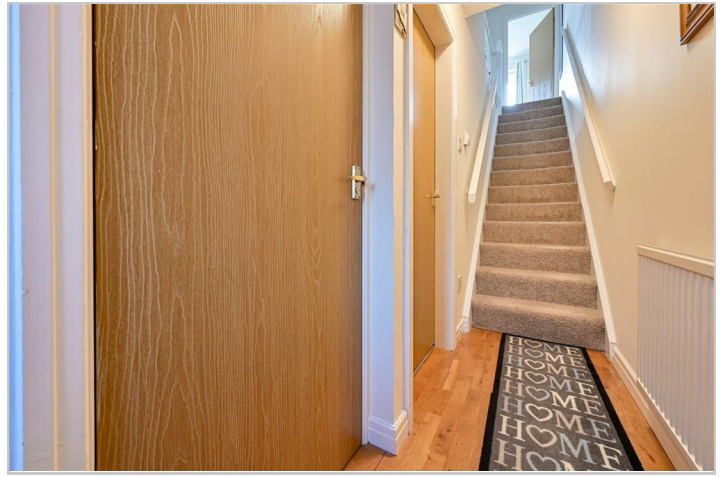
To the rear there is an enclosed garden comprising of flagged patio, lawn with flower beds, further flagged patio area, outdoor tap, gate to parking area with one allocated parking space.

Lighting to front and rear.

## 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



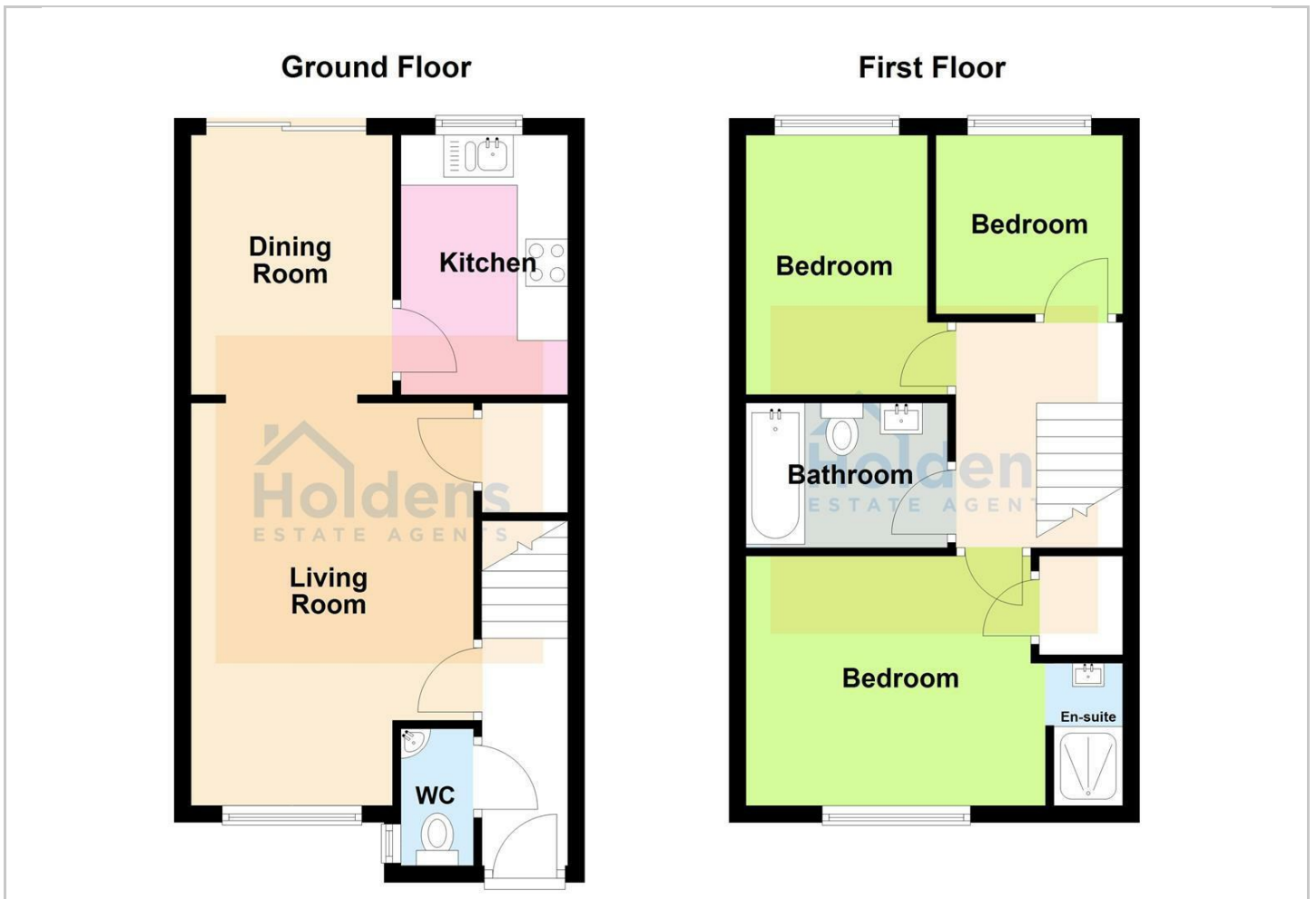
## Hybrid Map



## Terrain Map



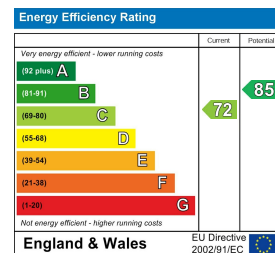
## Floor Plan



## 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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