



40 Lindale Road

Longridge, Preston, PR3 3FT



£249,950

Introducing to the market this lovely family home in the sought after location of Lindale Road in Longridge. Located close to good schools, shops and parks this really is an ideal family house. The property comprises of Ground Floor: entrance vestibule, WC, inviting living room, dining room, kitchen and conservatory. First Floor: three bedrooms and a modern family bathroom. To the outside of the property there is a driveway providing ample off road parking and a single attached garage. To the rear is a lovely private rear garden with a patio area, ideal for sitting enjoying your morning coffee or a glass of wine in the evening. Lovely and quiet but also close to amenities when you need them. Viewing is essential to fully appreciate all this lovely property has to offer. Leasehold 967 years remaining. Council Tax Band D





GROUND FLOOR

Entrance Vestibule

uPVC double glazed front door, uPVC double glazed window, radiator, tiled floor, door to WC, door to living room.

WC

5'2" x 2'7" (1.580 x 0.801)

uPVC double glazed window to front, WC, radiator, sink with cupboard underneath, wall mounted mirror, downlights.

Living Room

15'11" x 14'0" (4.856 x 4.276)

uPVC double glazed window to front, two radiators, feature fireplace with gas fire, door to kitchen, opening into dining room, stairs to first floor.

Dining Room

9'8" x 7'8" (2.962 x 2.346)

Radiator, single glazed wooden door to conservatory, single glazed wooden windows to conservatory.

Conservatory

12'3" x 9'7" (3.748 x 2.933)

uPVC double glazed windows all round, uPVC double glazed door to rear, two electric radiators.

Kitchen

9'8" x 7'8" (2.971 x 2.341)

Base units, wall units and worktops, uPVC double glazed back door, uPVC double glazed window to rear, radiator, oven with grill, four ring gas hob and extractor, tiled splashback, cupboard housing the boiler, door to storage cupboard, downlights, space for dishwasher, space for under counter fridge, one and a half bowl stainless steel sink and drainer.

FIRST FLOOR

Landing

Attic access, uPVC double glazed window to side, doors to bathroom, three bedrooms and storage cupboard.

Bathroom

6'8" x 5'4" (2.041 x 1.651)

Vanity wash hand basin with cupboard below, towel radiator, wall mounted mirrored cabinet, uPVC double glazed window to rear, WC, bath with overhead shower, downlights.

Bedroom 2

10'10" x 8'9" (3.305 x 2.672)

uPVC double glazed window to rear, radiator, built-in wardrobes and overhead cupboards.

Bedroom 1

12'9" x 8'6" (3.910 x 2.591)

uPVC double glazed window to front, radiator, built-in wardrobes, overhead cupboards and vanity table.

Bedroom 3

7'9" x 7'1" (2.375 x 2.161)

uPVC double glazed window to front, radiator, built-in wardrobes and overhead cupboards.

EXTERNALLY

To the front there is a driveway with space for two cars, attached single garage with 'up and over' door, small lawn with shrubs.

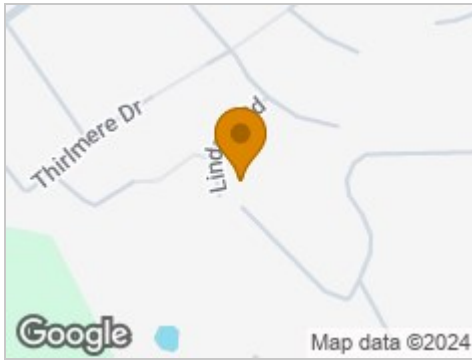
To the rear there is an undercover Indian flagged patio and a path leading to a further patio, lawn, wooden gazebo, raised flower beds, fenced all round, outdoor tap, uPVC double glazed door to rear of garage.

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.



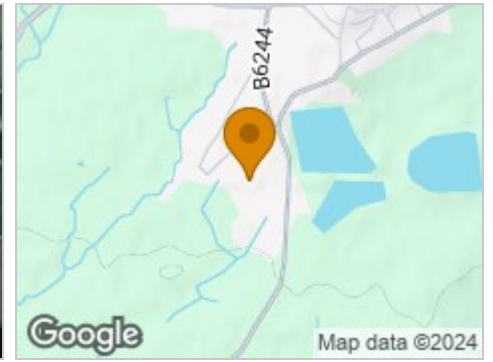
Road Map



Hybrid Map



Terrain Map



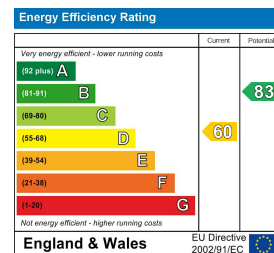
Floor Plan



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



Misdescriptions Act

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