



2 College Wood Mews

Longridge, Preston, PR3 3US



Offers Over £329,950

Holdens are pleased to be able to offer for sale this very attractive detached family home on a corner plot on College Wood Mews. Spacious accommodation comprising: ground floor: entrance hallway, WC, bedroom, kitchen/diner, utility, living room. First floor: four bedrooms, one en-suite, family bathroom. This property is tastefully decorated and well presented throughout. Beautiful kitchen/diner with French doors leading on to the rear garden where there is space for entertaining and for children to play. Detached single garage. Off road parking. Open plan garden frontage. Located on the Tootle Green estate handy for all of Longridge facilities and within easy reach of Blackburn, Preston and motorway connections. Freehold. Council Tax Band E.





GROUND FLOOR

Entrance Hallway

uPVC double glazed front door, uPVC double glazed window to front, radiator, downlights, doors to downstairs WC, bedroom, kitchen/diner, living room, understairs storage, stairs to first floor.

WC

5'11" x 3'4" (1.819m x 1.020m)

WC, uPVC double glazed window to front, pedestal wash hand basin, radiator.

Bedroom 3

9'11" x 8'11" (3.047m x 2.724m)

uPVC double glazed window to side, radiator.

Kitchen/diner

19'6" x 9'5" (5.959m x 2.874m)

Wall and base units and white sparkle quartz worktops, double oven and grill, five ring gas hob and extractor, one and a half bowl stainless steel sink and drainer, uPVC double glazed window to side, built-in fridge/freezer, built-in dishwasher, downlights, two radiators, uPVC double glazed French doors to rear, door to utility.

Utility

9'4" x 5'2" (2.860m x 1.586m)

Base units and white sparkle quartz worktops, cupboard housing the boiler, stainless steel sink, built-in washing machine, uPVC double glazed back door, radiator, downlights.

Living Room

16'7" x 11'10" (5.079m x 3.608m)

uPVC double glazed bay window to front, radiator.

FIRST FLOOR

Landing

uPVC double glazed window to front, radiator, attic access, doors to four bedrooms, bathroom and boiler cupboard.

Bedroom 4

9'6" x 8'11" (2.906m x 2.723m)

uPVC double glazed window to rear, radiator.

Bathroom

7'0" x 6'0" (2.157m x 1.848m)

Bath with overhead shower, pedestal wash hand basin, uPVC double glazed window to rear, WC, towel radiator, downlights.

Bedroom 5

8'6" x 6'5" (2.593m x 1.972m)

uPVC double glazed window to side, radiator.

Bedroom 2

13'7" x 8'9" (4.159m x 2.668m)

uPVC double glazed window to side, radiator.

Bedroom 1

12'1" x 11'8" (3.692m x 3.566m)

uPVC double glazed window to front, radiator, built-in wardrobes, door to en-suite.

En-Suite

7'2" x 4'10" (2.206m x 1.475m)

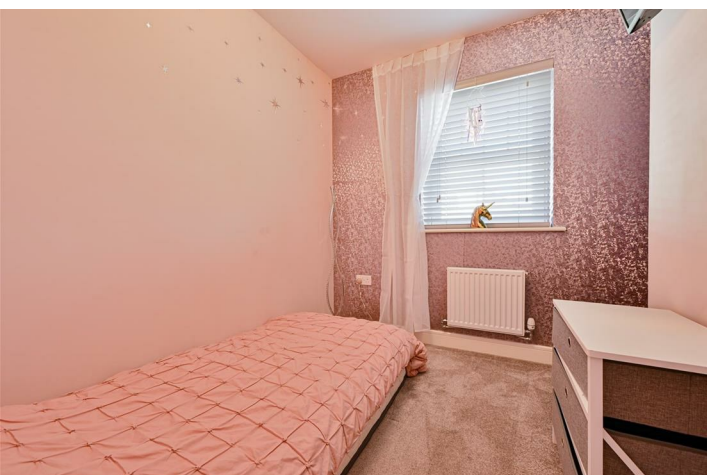
uPVC double glazed window to side, towel radiator, WC, pedestal wash hand basin, shower cubicle, downlights.

EXTERNALLY

To the front there is a small lawn, off road parking for multiple cars, decorative white pebble flower beds. To the rear there is a detached garage with 'up and over' door, flagged patio area, decent sized lawn with further flagged patio, outdoor tap, fencing and wall all round.

PROPERTY MISDESCRIPTIONS ACT

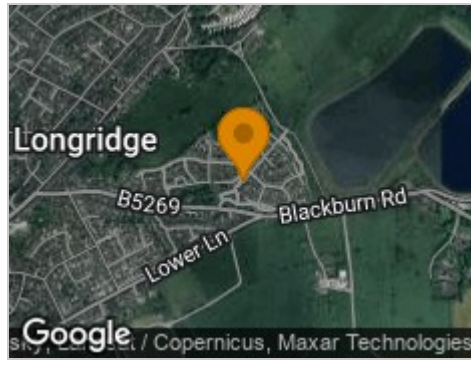
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Road Map



Hybrid Map



Terrain Map



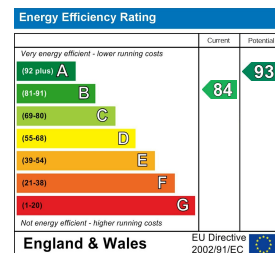
Floor Plan



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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