



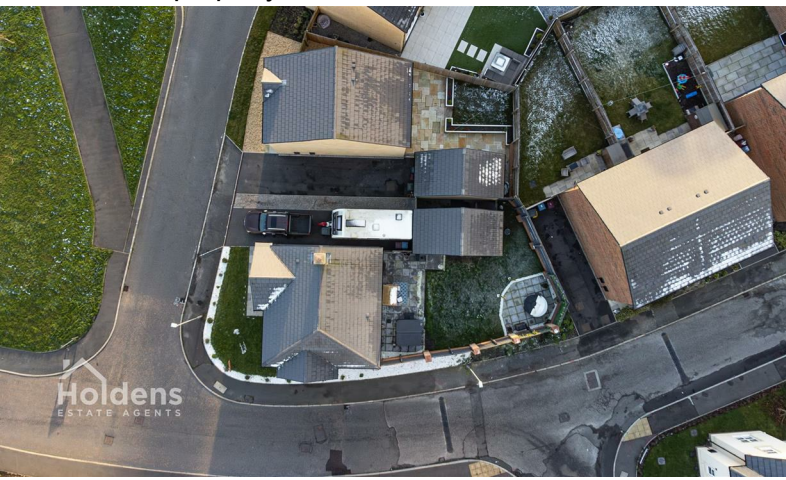
2 College Wood Mews

Longridge, Preston, PR3 3US

4 2 2 B

£329,950

We welcome to the market this stunning detached family home on the sought after quiet tootle green estate in the market town of Longridge. Close to numerous good schools, parks, shops, restaurants, major transport links and many countryside walks this lovely property will suit a wide range of different buyers. The property comprises of a spacious bright entrance hall, a lovely inviting living room, a modern spacious kitchen/diner with separate utility, a second reception room which could be a used as a cosy snug or home office and a downstairs WC. Up the stairs there are four good sized bedrooms, an ensuite to the master and a family bathroom. Externally there is a lovely private rear garden which has a decking area and a hot tub, a garage and a driveway providing ample off road parking. This lovely property is perfect for modern family living. Viewing is essential to fully appreciate all this wonderful property has to offer.





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.

Living Room

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

uPVC double glazed bay window to front, 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.

Sung/Bedroom 5

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

uPVC double glazed window to side, radiator.

WC

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

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

FIRST FLOOR

Landing

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

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.

Bedroom 2

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

uPVC double glazed window to side, radiator.

Bedroom 3

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

uPVC double glazed window to rear, radiator.

Bedroom 4

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

uPVC double glazed window to side, 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.

EXTERNALLY

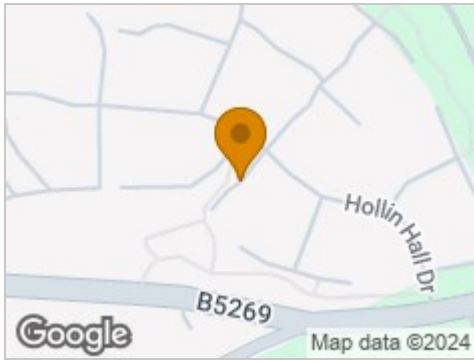
To the front there is a small lawn, off road parking for multiple cars, decorative white pebble flower beds. To the rear there is a detached garage with 'up and over' door, flagged patio area, decent sized lawn with further flagged patio, outdoor tap, fencing and wall all round. HOT TUB INCLUDED.

PROPERTY MISDESCRIPTIONS ACT

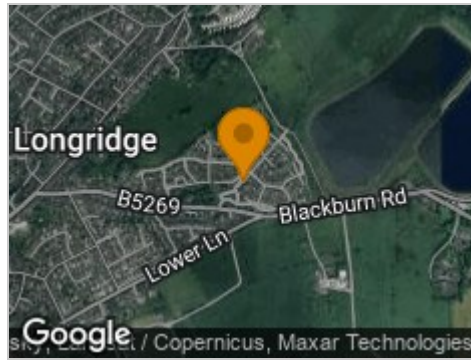
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Road Map



Hybrid Map



Terrain Map



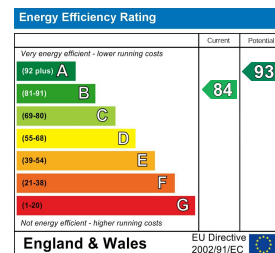
Floor Plan



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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