



## 86 Chapel Hill

Longridge, Preston, PR3 2YB



£289,950

Holdens are delighted to bring to the market this fully refurbished semi detached true bungalow renovated to a high standard throughout. Take advantage of the work already being done for you, move in and put your feet up. The location is handy for walking to all the local facilities along with easy access in to Preston and Blackburn by car and on a bus route. The accommodation on offer comprises of: entrance hallway, two good sized bedrooms, kitchen/diner/living room, living room and shower room. Fully boarded loft offering storage space. Externally there is off road parking which leads to the detached garage. Gravelled garden to front. To the rear there is a low maintenance garden. Early viewing recommended on this one. Freehold. Council Tax Band D.





## ALL ON THE GROUND FLOOR

### Entrance Hallway

uPVC double glazed front door, uPVC double glazed window to front, meter cupboard, radiator, attic access, downlights, built-in storage cupboards, doors to two bedrooms, kitchen/diner/living room, shower room and living room.

### Bedroom One

13'1" x 11'8" (4.005m x 3.575m)

uPVC double glazed window to front, radiator, downlights.

### Bedroom Two

12'11" x 10'2" (3.957m x 3.118m)

uPVC double glazed window to rear, radiator, downlights.

### Kitchen/diner/living room

19'0" x 19'4" (widest) (5.800m x 5.900m (widest))

Base and wall units and worktops, breakfast bar, uPVC double glazed window to rear, one and a half bowl enamel sink and drainer, space for washing machine, cupboard housing the boiler, five ring electric hob and extractor, integrated dishwasher, double oven and grill, integrated fridge/freezer, downlights, radiator, opening into living area, uPVC double glazed French doors to rear, uPVC double glazed window to rear, uPVC double glazed window to sides.

### Shower Room

6'8" x 5'4" (2.050m x 1.637m)

Towel radiator, WC, wash hand basin with vanity unit, uPVC double glazed window to side, shower cubicle, downlights.

### Living Room

13'10" x 13'7" (4.230m x 4.142m)

uPVC double glazed window to front, radiator, downlights.

### EXTERNALLY

To the front there is off road parking, gravelled area with shrubs to front.

To the rear there is a detached garage with 'up and over door', flagged garden with flower beds, fencing all round.

### PROPERTY MISDESCRIPTIONS ACT

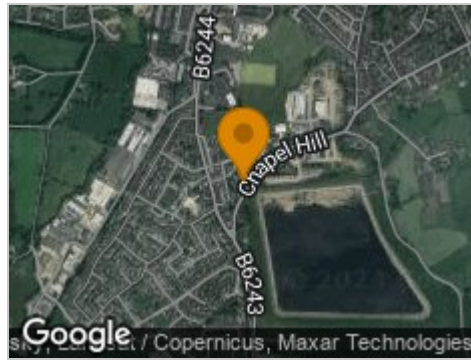
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## Road Map



## Hybrid Map



## Terrain Map



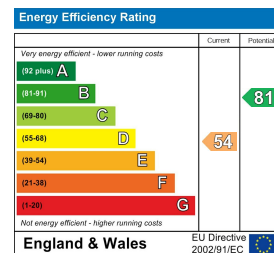
## Floor Plan



## 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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