



1 Fuscia Way

Longridge, Preston, PR3 2NG



£249,950

We are delighted to introduce to the market this attractive semi detached home in the sought after market town of Longridge. Close to shops, restaurants, many good schools, major transport links and countryside walks this lovely property will be appealing to a wide range of buyers. The property comprises of an entrance hall with storage area for coats and shoes, leading to an inviting living room, a downstairs WC and a modern kitchen/Diner which opens up on to a lovely private garden with a flagged patio area and lawn. Up the stairs there are three bedrooms with an ensuite shower room to the master and a family bathroom. Viewing is essential to fully appreciate all this wonderful property has to offer. Council tax band C. EPC Rating B.





GROUND FLOOR

Entrance Hallway

uPVC double glazed front door, radiator, wall mounted shelf, doors to storage cupboard, living room, kitchen diner and downstairs WC, stairs to first floor.

Living Room

15'4" x 10'6" (4.695m x 3.225m)

uPVC double glazed window to front and side, radiator, wall mounted shelves, wall mounted cupboard units.

WC

6'1" x 3'1" (1.856m x 0.940m)

Radiator, WC, wash hand basin with pedestal, downlights.

Kitchen Diner

15'4" x 8'8" (4.695m x 2.660m)

Wall and base units and worktops, oven with grill, four ring gas hob and extractor, stainless steel sink and drainer, uPVC double glazed window to side, downlights, integrated fridge/freezer, integrated dishwasher, integrated washing machine, cupboard housing the boiler, vinyl flooring, uPVC double glazed window to front, radiator, uPVC double glazed French doors to side.

FIRST FLOOR

Landing

Attic access, doors to three bedrooms, bathroom and storage cupboard.

Bedroom 3

8'8" x 6'5" (2.649m x 1.973m)

uPVC double glazed window to side, radiator.

Bedroom 1

11'9" x 8'7" (3.590m x 2.637m)

uPVC double glazed windows to front, radiator.

Bathroom

6'11" x 5'5" (2.113m x 1.658m)

Radiator, WC, uPVC double glazed window to front, pedestal wash hand basin, wall mounted mirror, bath with overhead shower, vinyl flooring, downlights.

Bedroom 2

10'9" x 10'6" (3.294m x 3.205m)

uPVC double glazed window to side, radiator, door to en-suite.

En-suite

7'6" x 4'6" (2.288m x 1.393m)

uPVC double glazed window to front, pedestal wash hand basin, WC, radiator, shower cubicle, vinyl flooring, downlights.

EXTERNALLY

To the front there is a flagged path to door, gravelled areas either side of path leading to lawns.

To the rear and side there is a flagged patio area, outdoor tap, raised flower bed, lawn, stone wall to front, fencing to side and rear, gate leading to driveway and shed.

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



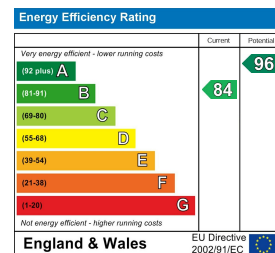
Floor Plan



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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