



## 1 Mosses Farm Road

Longridge, Preston, PR3 2BG

**£225,000**



FULL (£449,950) or SHARED OWNERSHIP (£225,000 + rent £661pcm)

Shared Ownership available to FTB and Non Homeowners.

A fantastic family home situated in a popular residential area. This lovely property has so much to offer with a modern kitchen/family room opening up onto a side private garden with sitting patio area and attractive lawn. Ground floor: inviting large living room, WC and utility. First floor: master bedroom with ensuite shower room, two further bedrooms, family bathroom. Second floor: two more bedrooms and a shower room. Beautifully presented throughout this property is a true credit to it's current owners. In perfect move in condition and situated within close proximity to local shops, parks, countryside walks, restaurants, bars and major transport links. This property also has a lovely lawned front garden with mature hedging, extra lawned garden to the side with patio and ample off road parking in







## GROUND FLOOR

### Entrance Hallway

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

### Living Room

20'11" x 11'10" (6.396m x 3.610m)

uPVC double glazed bay window to side, uPVC double glazed window to front, downlights, two radiators.

### WC

5'10" x 3'1" (1.782m x 0.960m)

WC, wash hand basin, radiator, downlights.

### Kitchen/diner

20'11" x 15'7" (6.384m x 4.79m)

Wall and base units and worktops, integrated fridge, triple oven, five ring electric cooker and extractor plus integrated oven with grill, large island with storage, integrated dishwasher, uPVC sink and drainer, wall mounted shelves, three radiators, tiled splashback, downlights, uPVC double glazed windows to front, uPVC double glazed window and French doors to side, door to utility.

### Utility

6'0" x 5'8" (1.847m x 1.734m)

Wall and base units and worktop, uPVC sink, space for dryer, Integrated washing machine, cupboard housing the boiler, integrated wine rack, downlights, door to understairs storage cupboard, radiator, uPVC double glazed door to rear.

## FIRST FLOOR

### Landing

uPVC double glazed window to front and rear, two radiators, doors to bathroom, three bedrooms, cupboard housing the water tank, stairs to second floor.

### Bedroom 1

12'6" x 11'8" (3.827m x 3.567m)

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

### En-Suite

8'2" x 4'5" (2.504m x 1.351m)

Towel radiator, uPVC double glazed window to side, WC, pedestal wash hand basin, shaver plug, wall mounted cabinet, shower cubicle.

### Bedroom 2

12'3" x 11'11" (3.755m x 3.652m)

uPVC double glazed window to front, radiator.

### Bedroom 3

12'3" x 8'8" (3.753m x 2.653m)

uPVC double glazed window to side, radiator.

### Bathroom

6'10" x 6'3" (2.088m x 1.919m)

Towel radiator, bath with overhead shower, pedestal wash hand basin, WC.

## SECOND FLOOR

### Landing

uPVC double glazed Velux skylight window, radiator, doors to two bedrooms and showroom.

### Bedroom 4

16'9" x 15'5" (5.122m x 4.718m)

uPVC double glazed Velux skylight window to rear, uPVC double glazed window to front, two radiators.

### Bedroom 5

11'8" x 9'9" (3.570m x 2.984m)

uPVC double glazed window to front, radiator, attic access.

### Shower Room

7'1" x 5'11" (2.160m x 1.822m)

Towel radiator, shower cubicle, WC, pedestal wash hand basin, uPVC double glazed Velux skylight window to rear.

## EXTERNALLY

To the front there is a large lawned garden with mature hedge offering privacy. To the side there is a good size lawn, wall and fencing all around, raised flower beds, flagged patio, shed. To the rear there is a detached double garage, gate to garden.

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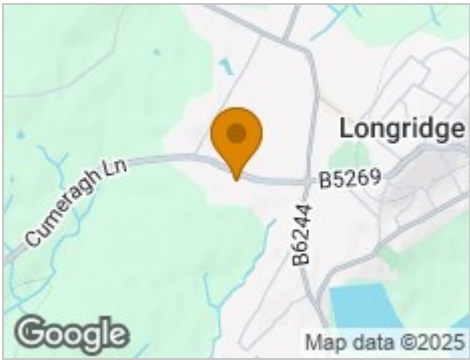
Road Map



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.

Misdescriptions Act

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