



2 Camellia Street

Longridge

Offers in the Region of: £239,950



**Pendle Hill
Properties**



2 Camellia Street, Longridge
**£239,950 Offers in the
Region of**

A newly built three-bedroom semi-detached corner plot property in the heart of Longridge briefly comprises a lounge, kitchen/dining room, wc, master bedroom with ensuite, two further bedrooms, bathroom, rear garden, rear outbuilding, and front driveway.



LOUNGE

A spacious lounge with double-glazed windows overlooking the front and side of the property briefly comprises carpeted flooring, ceiling light points, and radiator.

KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary laminate worktops briefly comprises a four-ring gas hob with overhead extractor, integrated fridge/freezer, oven, dishwasher, stainless steel sink with mixer tap, tiled backsplash, ceiling light point, laminate flooring, and a double-glazed window to the rear. The open plan dining room briefly comprises laminate flooring, radiator, ceiling light point, double-glazed window, and upvc patio doors to the rear.

MASTER BEDROOM WITH ENSUITE

A spacious double bedroom located on the first floor with a double-glazed window overlooking the side of the property briefly comprises carpeted flooring, radiator, and ceiling light point. The ensuite briefly comprises a walk-in shower cubicle, low-level wc, pedestal sink, radiator, ceiling light point, laminate flooring, and a frosted window.

BEDROOM TWO

Another double bedroom located on the first floor with a double-glazed window overlooking the front briefly comprises carpeted flooring, radiator, and ceiling light point.

BATHROOM

A family bathroom briefly comprising a bath, low-level wc, pedestal sink, radiator, ceiling light point, laminate flooring, and a frosted window.

BEDROOM THREE

The third bedroom currently utilised as an office briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the rear.

DOWNSTAIRS WC

Located through the hallway the wc briefly comprises a low-level wc, pedestal sink, radiator, ceiling light point, and laminate flooring.

EXTERNAL

To the rear is a fenced-in garden boasting a grass lawn, patio, decking, and access to the outbuilding. The front of the property boasts a multi-vehicle driveway.

ADDITIONAL INFORMATION

Tenure = Freehold

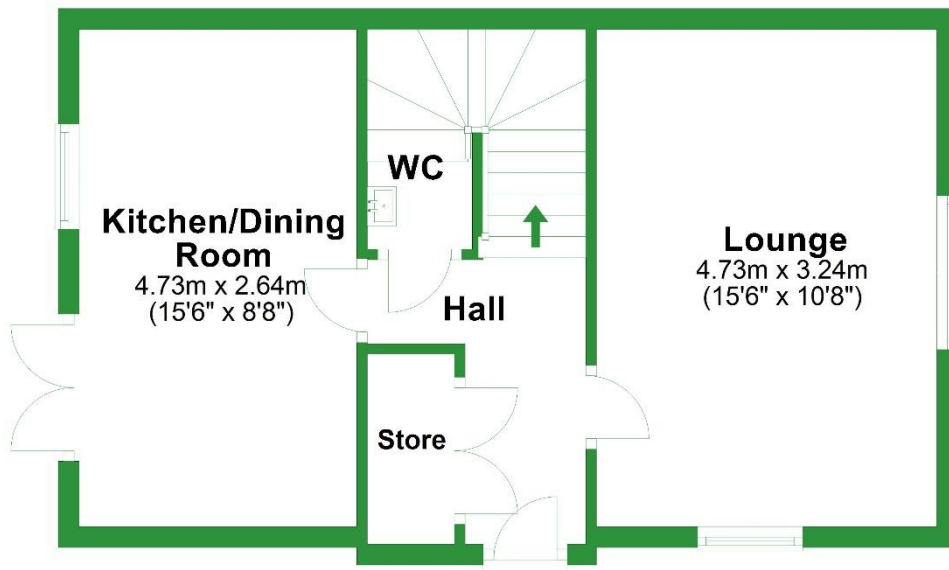
Council Tax Band = C

The rear outbuilding has both power, and electrics supply.



Ground Floor

Approx. 39.1 sq. metres (420.7 sq. feet)

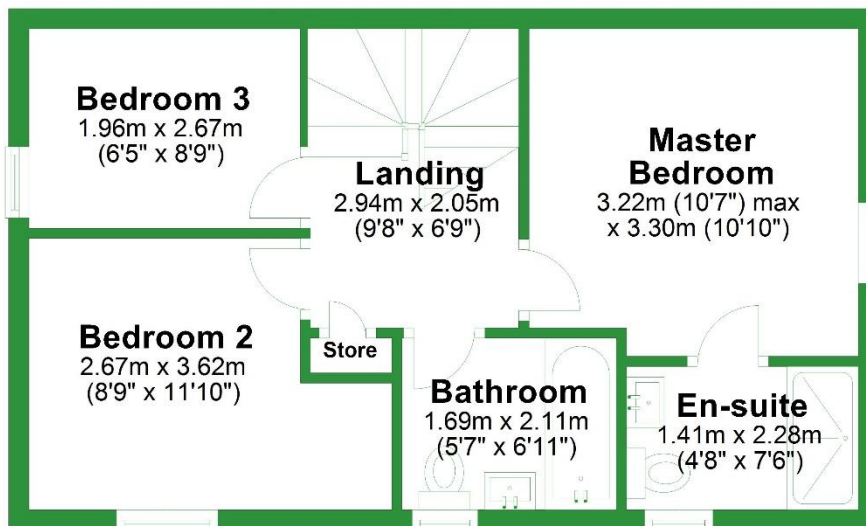


Total area: approx. 77.8 sq. metres (837.2 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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