



8 Clayton Court

Longridge

Offers in the Region of: £229,950



Pendle Hill
Properties



8 Clayton Court, Longridge
**£229,950 Offers in the
Region of**

A recently modernised three-bedroom semi-detached property in the highly popular town of Longridge located close to major transport links briefly comprises a kitchen, dining room, lounge, conservatory, study, wc, three bedrooms, bathroom, rear garden, garage, and driveway.



LOUNGE

A spacious lounge with a large, double-glazed window overlooking the front of the property briefly comprises a central gas fireplace with mantel, laminate flooring, radiator, wall light points, ceiling light point, and provides direct access into the dining room.

KITCHEN

A fully fitted kitchen with a range of base and wall mounted units with complimentary laminate worktops briefly comprises a freestanding range cooker with four ring gas hob and overhead extractor, stainless steel sink with mixer tap, space for a dishwasher, and washing machine, tiled flooring, ceiling light point, double-glazed window, and door to the rear.

DINING ROOM

The dining room briefly comprises laminate flooring, radiator, ceiling light point, and sliding upvc doors through to the conservatory.

CONSERVATORY

Located to the rear briefly comprising carpeted flooring, electric radiator, surrounding double-glazed windows, and upvc patio doors to the rear.

BEDROOM ONE

A spacious double bedroom located on the first floor with a double-glazed window overlooking the rear of the property briefly comprises carpeted flooring, radiator, and ceiling light point.

BEDROOM TWO

Another spacious 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

The family bathroom briefly comprises a bath with shower attachment and jets, low-level wc, floating basin sink, radiator, towel warmer, tiled flooring, fully tiled walls, ceiling light point, and a frosted window.

BEDROOM THREE

The third bedroom 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, floating basin sink, radiator, laminate flooring, ceiling light point, and a frosted window.

STUDY

Providing a great space for a home office briefly comprising laminate flooring, radiator, ceiling light point, and a double-glazed window to the front.

EXTERNAL

To the rear is a fenced-in modernised garden comprising of a ceramic tiled patio, astro lawn, surrounding mature shrub planters, and provides access to the detached garage.

The front of the property boasts a multi-vehicle driveway.

ADDITIONAL INFORMATION

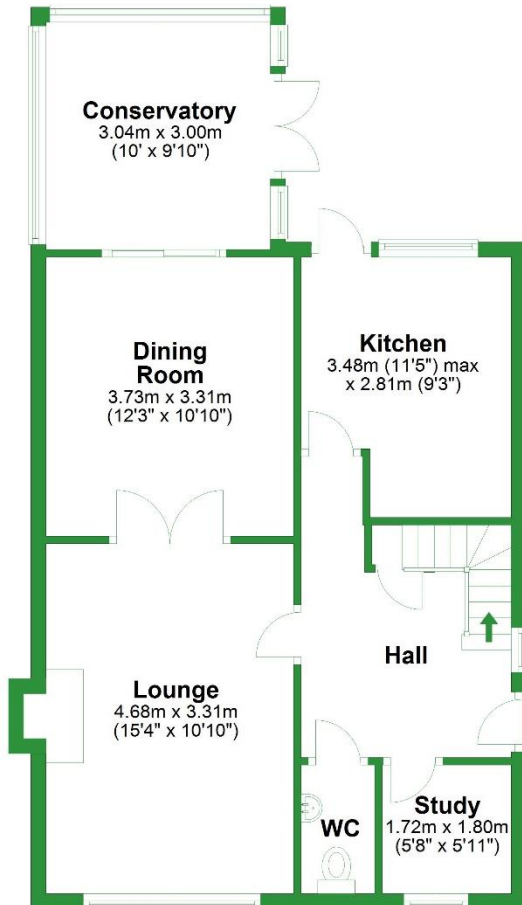
Tenure = Freehold

Council Tax Band = C



Ground Floor

Approx. 62.4 sq. metres (671.2 sq. feet)

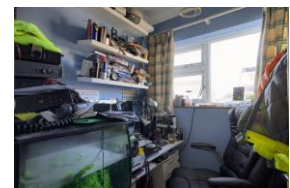
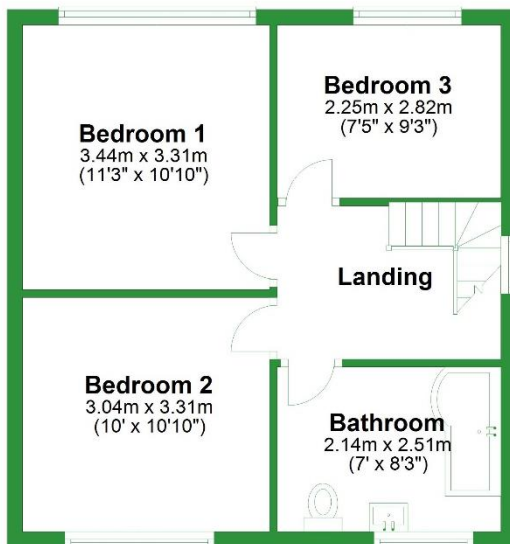


Total area: approx. 103.1 sq. metres (1109.4 sq. feet)

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

First Floor

Approx. 40.7 sq. metres (438.2 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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