



50 Water Meadows

Longridge

Offers in the Region of: £399,950



**Pendle Hill
Properties**



50 Water Meadows
£425,000 Offers in the
Region of

A stunning, five-bedroom detached property on the outskirts of Longridge in the heart of the Ribble Valley, briefly comprises a lounge, open plan kitchen/dining room, garden room, utility room with WC, three large double bedrooms with ensuites, a further two double bedrooms and family bathroom, a large South Westerly facing garden, multi-vehicle driveway, and a double garage.



LOUNGE

A spacious, light lounge, a perfect family room, briefly comprises a large bay window to the front of the property, carpeted flooring, ceiling light point and radiator.

KITCHEN/DINING ROOM

An open plan kitchen/dining area comprises a range of base and wall-mounted soft close units, laminate worktops, an integrated fridge freezer, dishwasher and double oven, a five- ring induction hob, ceiling spotlights, with under- cabinet lighting tiled flooring, stainless steel sink with mixer tap and double-glazed window overlooking the rear gardens.

The large dining space boasts tiled flooring, radiator, ceiling light point and provides direct access to the garden room.

GARDEN ROOM

To the rear of the property, the garden room boasts, a freestanding log burning stove, tiled flooring with underfloor heating, ceiling spotlights, feature double glazed windows and skylights and bi-folding doors leading onto the patio area.

UTILITY ROOM/WC

The utility room, located through the kitchen, comprises base units, with space for washer and dryer and laminate worktops, stainless steel sink, tiled flooring, ceiling light point and a rear access door.

Located within the utility room is the downstairs wc comprising a pedestal sink, low level wc, tiled flooring, radiator and ceiling light point.

MASTER BEDROOM WITH ENSUITE

This spacious master bedroom briefly comprises, fitted wardrobes, a double-glazed window to the front of the property, carpeted flooring, radiator and ceiling light point. The ensuite boasts a walk-in shower cubicle, tiled flooring, towel warmer, pedestal sink, low level wc, and frosted window.

BEDROOM TWO WITH ENSUITE

Located to the front of the property another spacious double bedroom comprising a double-glazed window, carpeted flooring, radiator and ceiling light point.

The ensuite boasts a walk-in shower cubicle, tiled flooring, half tiled walls, pedestal sink, radiator, low level wc, and frosted window.

FAMILY BATHROOM

A three-piece family bathroom briefly comprises half tiled walls, a panelled bath, pedestal sink and low level wc, tiled flooring, ceiling spotlights, radiator and frosted window to the rear.

BEDROOM THREE WITH ENSUITE

A third large double bedroom briefly comprises, a double-glazed window to the rear, carpeted flooring, radiator and ceiling light point.

The ensuite comprises a walk-in shower cubicle, tiled flooring, half tiled walls, pedestal sink, radiator and low level wc.

BEDROOM FOUR

Currently utilized as a large office, a fourth double bedroom comprises a double-glazed window to the front of the property, carpeted flooring, radiator and ceiling light point.

BEDROOM FIVE

Currently utilized as a dressing room briefly comprising a double-glazed window, carpeted flooring, radiator and ceiling light point.

EXTERNAL

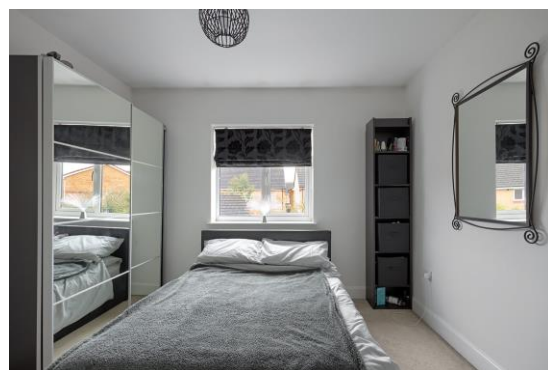
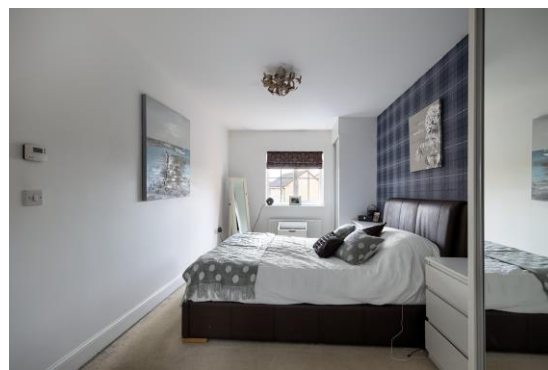
To the front of the property there is a multi-vehicle driveway with room for up to six cars, double garage with electricity and green space.

The rear of the property boasts a beautiful, large, South Westerly facing garden with lawn, plant borders and a flagged patio seating area, with access down the side of the property.

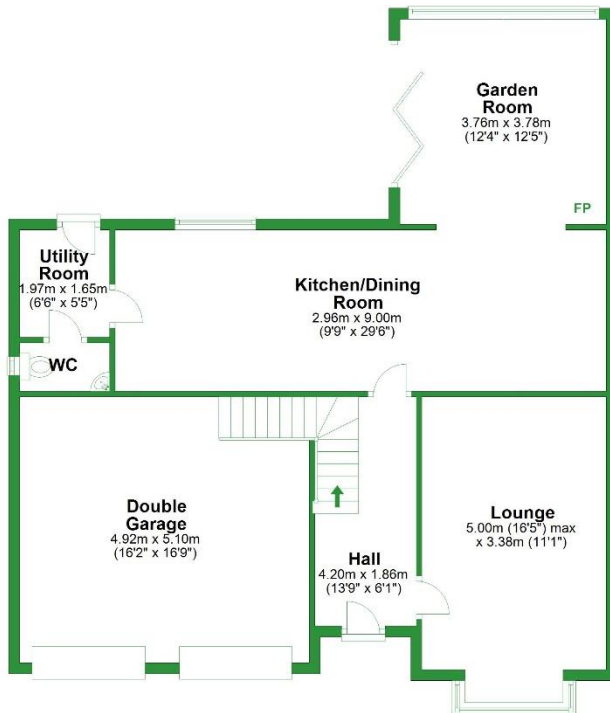
ADDITIONAL INFORMATION

Tenure-Freehold (freehold currently being purchased)

Council Tax Band -E



Ground Floor
Approx. 99.5 sq. metres (1070.7 sq. feet)

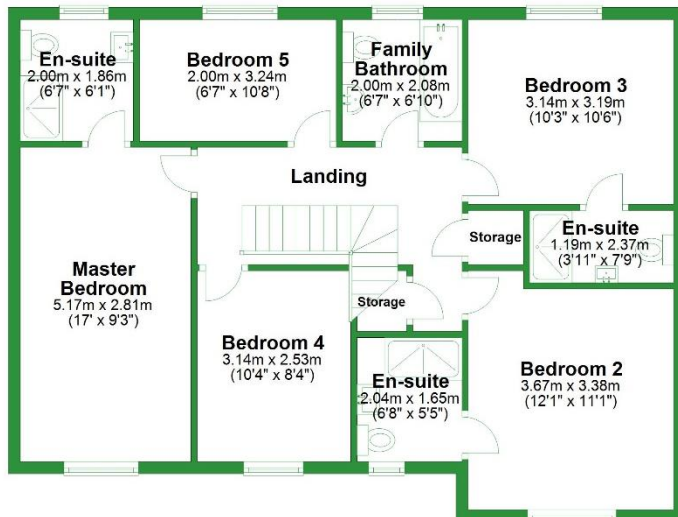


Total area: approx. 177.0 sq. metres (1905.6 sq. feet)

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

First Floor

Approx. 77.6 sq. metres (834.9 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 have been tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



Pendle Hill Properties

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