



1 Cockleach Cottages

Longridge

Offers in the Region of: £395,000



**Pendle Hill
Properties**



*1 Cockleach Cottages, Longridge
£395,000 Offers in the
Region of*

A cosy two bedroom semi-detached property on a large plot of land located on the outskirts of Longridge with beautiful views, briefly comprises a lounge, dining room kitchen, two double bedrooms, family bathroom, detached garage, outbuilding and large gardens to rear.



LOUNGE

A spacious lounge boasting an attractive central feature stone open fireplace briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the front of the property.

DINING ROOM

Located to the rear of the property, the dining room comprises carpeted flooring, double glazed window, ceiling light point, electric fireplace, and access to the rear of the property.

KITCHEN

The kitchen briefly comprises a range of base and wall-mounted units, integrated oven with four ring induction hob, stainless steel sink with mixer tap and drainer, tiled splashback, space for a washer/dryer, tiled flooring, ceiling light point, and double glazed windows overlooking the side of the property with beautiful views.

BEDROOM ONE

A large double bedroom located at the front of the property briefly comprises a double-glazed window, carpeted flooring, radiator, ceiling light point.

BEDROOM TWO

Another double bedroom located on the first floor with a double-glazed window overlooking the side of the property briefly comprises carpeted flooring and ceiling light point.

BATHROOM

A family bathroom briefly comprises a bath, shower, low-level wc, pedestal sink, carpeted flooring, integrated storage and ceiling light point.

EXTERNAL

To the rear is a large, beautiful garden with wrap around views of neighbouring land, a detached garage with electricity, an outbuilding currently housing a toilet.

To the front is a multivehicle driveway.

ADDITIONAL INFORMATION

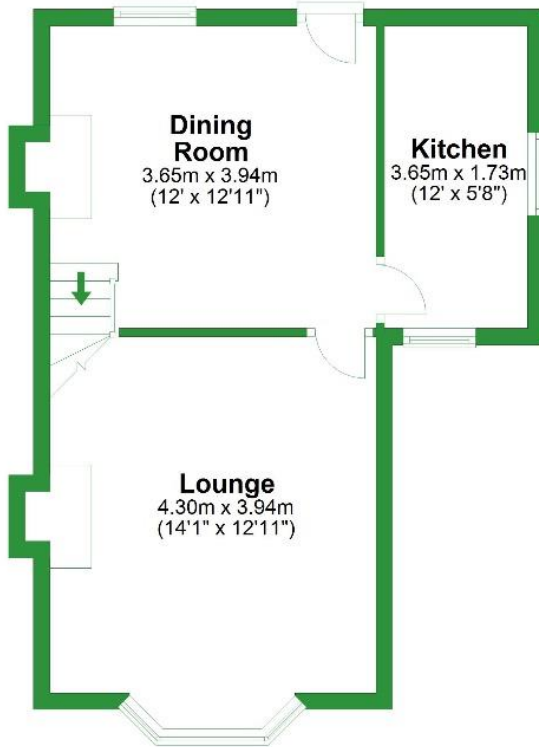
Tenure = unregistered tbc

Council Tax Band = E



Ground Floor

Approx. 38.7 sq. metres (416.1 sq. feet)

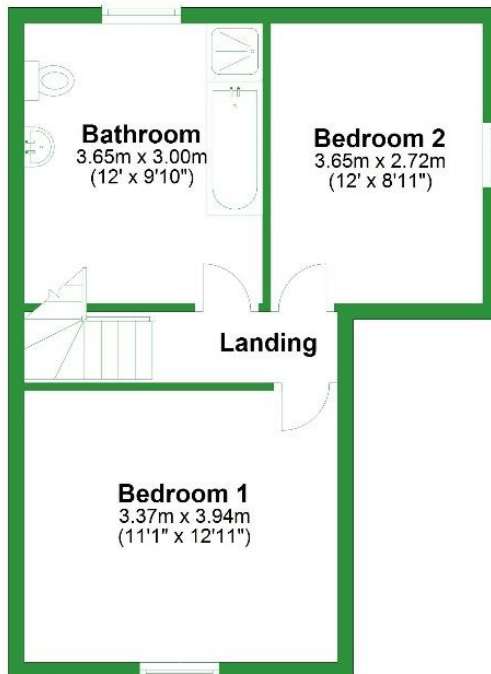


Total area: approx. 76.6 sq. metres (824.8 sq. feet)

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

First Floor

Approx. 38.0 sq. metres (408.7 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 an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. info@pendlehillproperties.co.uk

w. www.pendlehillproperties.co.uk