



2 Hollin Hall Drive

Longridge

Offers in the Region of: £392,000



**Pendle Hill
Properties**



*2 Hollin Hall Drive, Longridge
£392,000 Offers in the
Region of*

A large four bedroom detached property in the highly popular town of Longridge briefly comprising an open plan kitchen/dining room, lounge, study, wc, utility room, master bedroom with ensuite, bedroom two with ensuite, two further double bedrooms, family bathroom, driveway, garage, a large rear garden, and rear garden room.



LOUNGE

A spacious lounge boasting an attractive central feature gas fireplace with mantel briefly comprises a stunning double-glazed bay window to the front, carpeted flooring, radiator, and ceiling light points.

KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary quartz worktops briefly comprises a six-ring gas hob with overhead extractor, integrated oven, grill, dishwasher, double fridge and freezer, undermount sink with spray mixer tap, laminate flooring, ceiling spotlights, and a double-glazed window to the rear.

The open plan dining room briefly comprises upvc patio doors to the rear, laminate flooring, ceiling light point, under cabinet lighting, radiator, and providing access to the utility room.

UTILITY ROOM

Located through the kitchen the impressive utility room briefly comprises a range of base and wall mounted units, quartz worktops, undermount sink with spray mixer tap, integrated washing machine, ceiling spotlights, radiator, laminate flooring, and a upvc door to the rear.

STUDY

Currently utilised as a home salon briefly comprising a range of base and wall mounted units, basin sink, radiator, laminate flooring, ceiling light point, and a frosted window to the side.

DOWNSTAIRS WC

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

MASTER BEDROOM WITH ENSUITE SHOWER ROOM

A spacious double bedroom located on the first floor with two double-glazed windows overlooking the front of the property briefly comprises carpeted flooring, integrated wardrobes, radiator, ceiling spotlights, and a ceiling light point.

The ensuite shower room briefly comprises a walk-in shower cubicle, low-level wc, pedestal sink, towel warmer, tiled flooring, tiled walls, ceiling spotlights, and a frosted window.

BEDROOM TWO WITH ENSUITE SHOWER ROOM

Another impressive double bedroom located on the first floor with two double-glazed windows overlooking the front of the property briefly comprising integrated wardrobes, carpeted flooring, radiator, and ceiling light point.

The ensuite shower room briefly comprises a walk-in shower cubicle, low level wc, pedestal sink, tiled flooring, tiled walls, ceiling spotlights, and a frosted window.

FAMILY BATHROOM

A family bathroom briefly comprising a bath, low-level wc, pedestal sink, traditional radiator, tiled flooring, tiled walls, large, fitted mirror, ceiling spotlights, and a frosted window.

BEDROOM THREE

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

BEDROOM FOUR

The fourth and final double bedroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the rear.

EXTERNAL

To the front is a large driveway providing parking for multiple vehicles with direct access to the garage, alongside stunning landscape views.

The rear of the property boasts a large outdoor garden room benefitting from electricity, wifi, and power. Alongside a lawn filled garden, block paved patio, gravelled patio, light points, and planted mature shrubs.

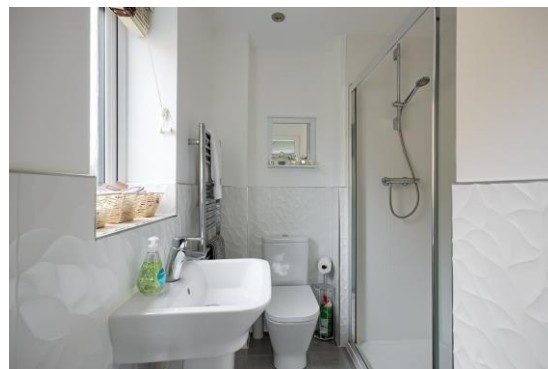
ADDITIONAL INFORMATION

Tenure = Leasehold, 242 years remaining

Council Tax Band = F

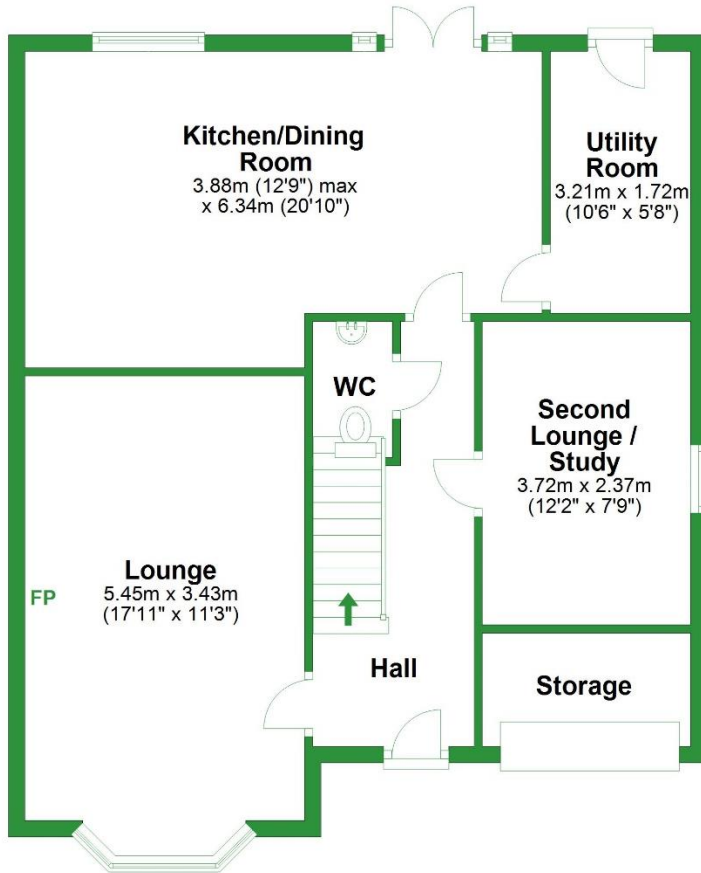
The property is fitted throughout with Marantz Bluetooth speakers.

The property boasts CCTV



Ground Floor

Approx. 72.9 sq. metres (784.7 sq. feet)

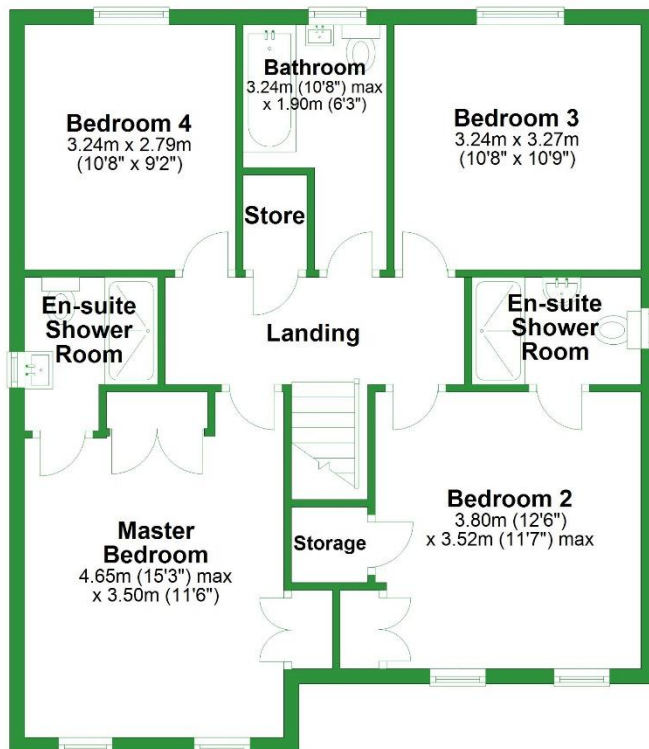


Total area: approx. 145.5 sq. metres (1566.1 sq. feet)

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

First Floor

Approx. 72.6 sq. metres (781.4 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).



Pendle Hill Properties

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