

3 Springs Road

Longridge

Offers in the Region of: £219,950



**Pendle Hill
Properties**



3 Springs Road, Longridge
£219,950 Offers in the
Region of

A well presented two bedroom house in a quiet cul-de-sac in Longridge briefly comprises an entrance porch, lounge, kitchen with utility area, dining room, conservatory, downstairs shower room, master bedroom with en-suite, a second double bedroom, detached garage, driveway and gardens to front and rear.



LOUNGE

A spacious lounge with feature electric fire with mantle briefly comprises carpeted flooring, ceiling light point, a radiator, and a large, double-glazed window to front.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises a four-ring induction hob with overhead extractor, stainless steel sink with drainers and mixer tap, integrated oven and microwave, tiled flooring, ceiling light points, double-glazed windows and stable door access to the side of the property.

UTILITY ROOM

A utility area boasts space for washer and dryer, wall mounted units and laminate worktop space.

SHOWER ROOM

Located on the ground floor, a well-presented shower room briefly comprises a walk-in shower with overhead rainfall shower, floating cabinet sink, low-level wc, tiled walls and flooring, vertical radiator, ceiling spotlights and frosted window.

DINING ROOM

The dining room briefly comprises tiled flooring, ceiling light point, a radiator, and open access into the conservatory.

CONSERVATORY

To the rear of the property is a large, conservatory boasting a large, double-glazed windows, tiled flooring, ceiling light point, a radiator and UPVC doors that open onto the rear garden.

MASTER BEDROOM WITH EN-SUITE

Located on the first floor, the master bedroom boasts carpeted flooring, ceiling light point, radiator, fitted wardrobes, a large Velux window with beautiful views to the rear and a double-glazed window to the front.

The ensuite briefly comprises Karndean flooring, an electric shower, low level WC, storage basin sink, towel warmer, ceiling light point, and a frosted window.

BEDROOM TWO

A spacious double bedroom briefly comprises integrated storage, carpeted flooring, ceiling light point, radiator, Velux window, and a large, double-glazed window to the front of the property.

EXTERNAL

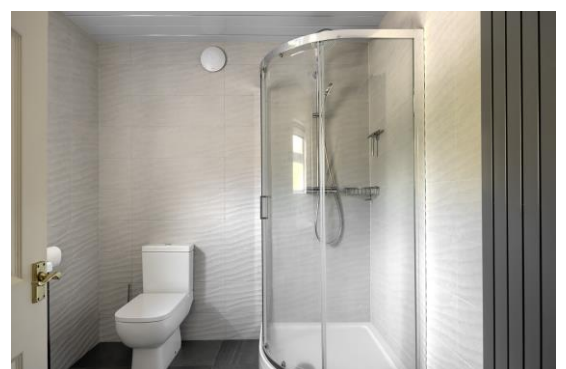
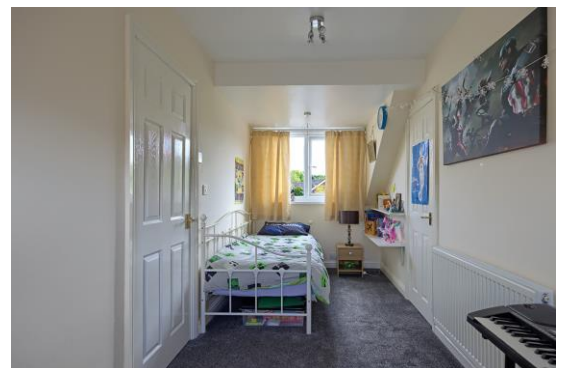
To the rear of the property is a flagged garden with a well-maintained vegetable patch and mature shrub borders.

To the front of the property is a driveway leading to a detached garage.

ADDITIONAL INFORMATION

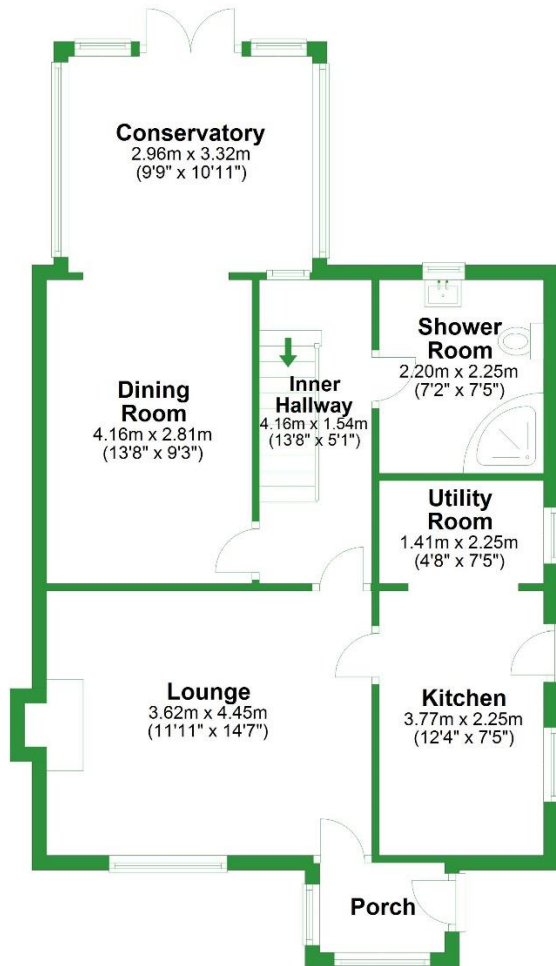
Tenure = Freehold

Council Tax Band = C



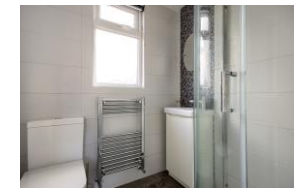
Ground Floor

Approx. 66.4 sq. metres (714.3 sq. feet)



Total area: approx. 99.5 sq. metres (1071.4 sq. feet)

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



First Floor

Approx. 33.2 sq. metres (357.2 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 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).



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