



*4 Keepers Chase*

*Longridge*

*Offers in the Region of: £395,000*



**Pendle Hill  
Properties**



*4 Keepers Chase, Longridge  
£395,000 Offers in the  
Region of*

A well presented, modern, four bedroom detached family home in a gated development on the outskirts of Longridge briefly comprises a lounge, kitchen/dining room, study, downstairs WC, master bedroom with ensuite, three double bedrooms, family bathroom, garden to the rear, integral garage and driveway.



## LOUNGE

The spacious, light lounge comprises a central feature gas fire with wood beam mantel, UPVC doors opening onto the rear patio, carpeted flooring, a radiator, wall and ceiling light points.

## KITCHEN/DINING ROOM

A large kitchen with complimentary Amtico flooring comprises a kitchen island with ample storage, integrated oven with four ring gas hob, dishwasher, fridge freezer, laminate worktops, a range of base and wall mounted units, stainless steel sink with mixer tap, ceiling spotlights, a radiator, double glazed windows to the rear and access to the rear garden.

## STUDY

A study room briefly comprises a large, double-glazed bay window to the front, carpeted flooring, ceiling light point, and radiator

## DOWNSTAIRS WC

A downstairs WC comprises tiled walls and flooring, low-level WC, pedestal sink, ceiling spotlights, towel warmer and frosted window to the side aspect.

## MASTER BEDROOM WITH ENSUITE

A spacious, master bedroom boasts fitted bedroom furniture, a double-glazed window to the rear aspect, carpeted flooring, a ceiling light point, and radiator.

The ensuite boasts a large walk-in shower cubicle with rainfall shower, low level WC, floating cabinet sink, towel warmer, laminate flooring, tiled walls, ceiling spotlights and frosted window.

## BEDROOM TWO

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

## BATHROOM

A four piece family bathroom suite briefly comprises a bath, walk-in shower cubicle with rainfall shower head, low level WC, floating cabinet sink, tiled walls, towel warmer, frosted window to side and ceiling spotlights.

## BEDROOM THREE

Bedroom three briefly comprises double-glazed bay window to the front, carpeted flooring, ceiling light point, and radiator.

## BEDROOM FOUR

Bedroom four boasts Karndean flooring, double-glazed windows to the front aspect, ceiling light point and a radiator.

## EXTERNAL

To the front of the property there is parking for multiple vehicles as well as a large integral garage with plumbing and electricity.

To the rear of the property is a large Indian stone flagged garden with seating areas, timber plant beds and mature shrub borders.

The development has gated access at the main entrance.

## ADDITIONAL INFORMATION

Tenure = Freehold

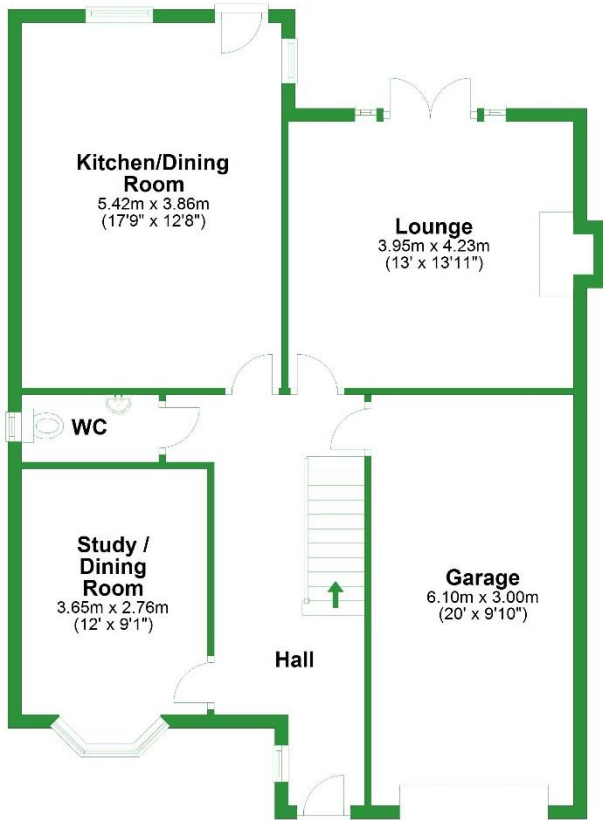
Council Tax Band = F

Maintenance fees - £50 PCM



### Ground Floor

Approx. 83.6 sq. metres (899.9 sq. feet)

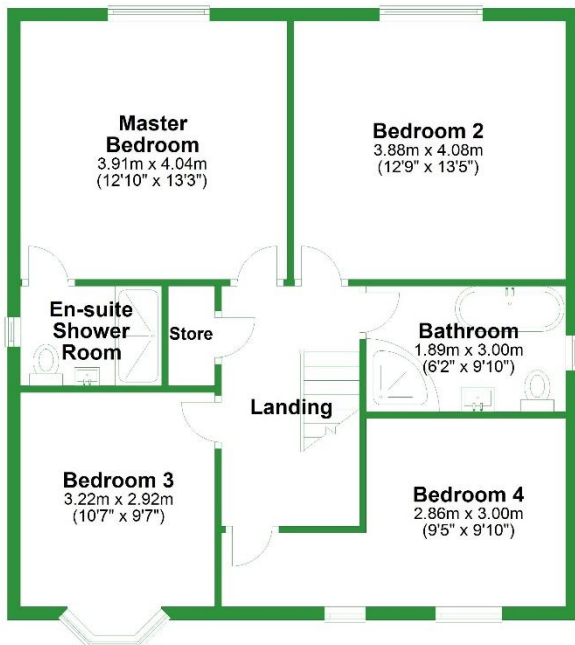


Total area: approx. 155.8 sq. metres (1677.0 sq. feet)

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

### First Floor

Approx. 72.2 sq. metres (777.1 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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Properties

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