



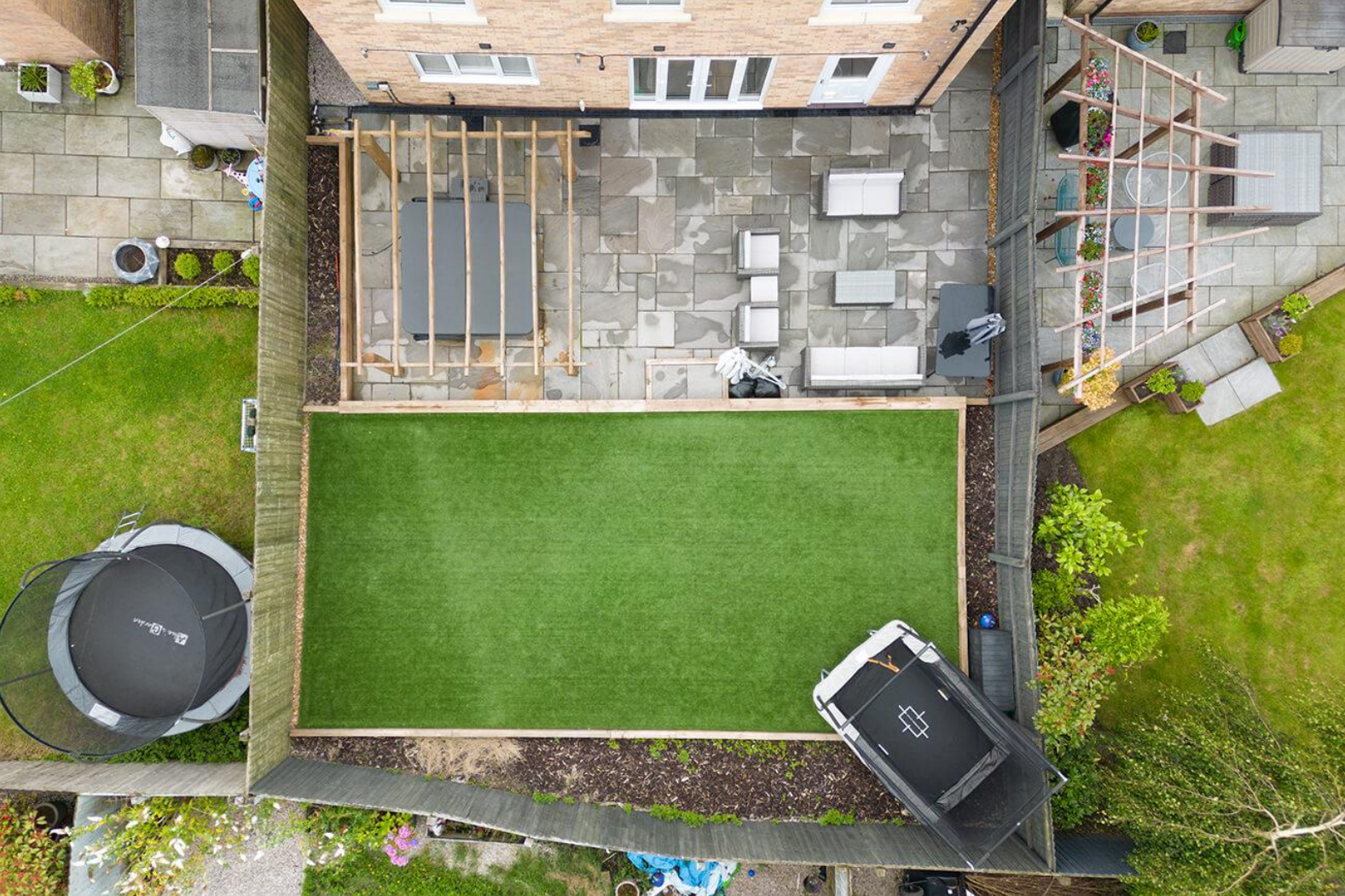
# 1 Ivy Farm Close

Longridge

Offers in the Region of: £375,000



**Pendle Hill**  
Properties



1 Ivy Farm Close, Longridge  
**£375,000 Offers in the Region of**

A modern, well presented, four bedroom detached home on the outskirts of Longridge briefly comprises a lounge, kitchen/dining room, utility, downstairs WC, master bedroom with en-suite, three double bedrooms, family bathroom, rear garden, and driveway.



## LOUNGE

A spacious living space briefly with large bay window to the front aspect briefly comprises carpeted flooring, ceiling light points, and radiators.

## KITCHEN/DINING ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary wood effect flooring briefly comprises a five-ring gas hob with overhead extractor, integrated double oven, grill, dishwasher, fridge and freezer, stainless steel sink with mixer tap, laminate worktops, ceiling spotlights, and a double-glazed windows to the rear.

The dining space briefly comprises UPVC patio doors providing access to the rear, wood effect flooring, ceiling spotlights, radiator, and access to the utility room.

## DOWNSTAIRS WC

Accessed through the hallway a downstairs WC briefly comprises a low-level WC, pedestal sink, radiator, wood effect flooring, and a ceiling light point.

## MASTER BEDROOM WITH ENSUITE

A spacious double bedroom with double-glazed windows overlooking the front of the property briefly comprises integrated storage, carpeted flooring, radiator, and ceiling light point.

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

## BEDROOM TWO WITH ENSUITE

A second double bedroom currently utilised as a home office, briefly comprises a double-glazed window overlooking the front aspect, integrated storage, carpeted flooring, radiator, and ceiling light point.

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

## BATHROOM

A family bathroom boasts a bath with shower attachment, low-level WC, pedestal sink, a radiator, vinyl flooring, ceiling spotlights and frosted window to the rear.

## BEDROOM THREE

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

## BEDROOM FOUR

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

## EXTERNAL

To the rear is a fenced in garden boasting both a patio seating area with timber pergola and a raised second level with artificial turf.

The front of the property is a garage and off road parking and access to the side of the property.

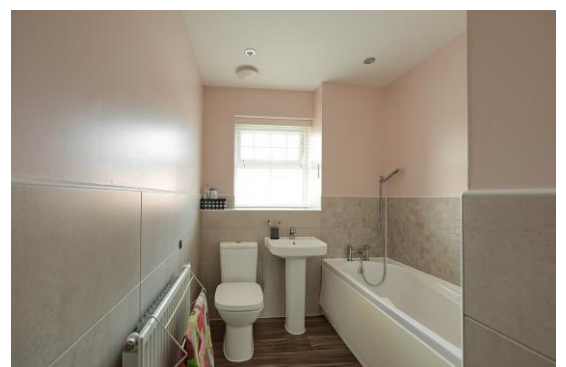
## ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = F

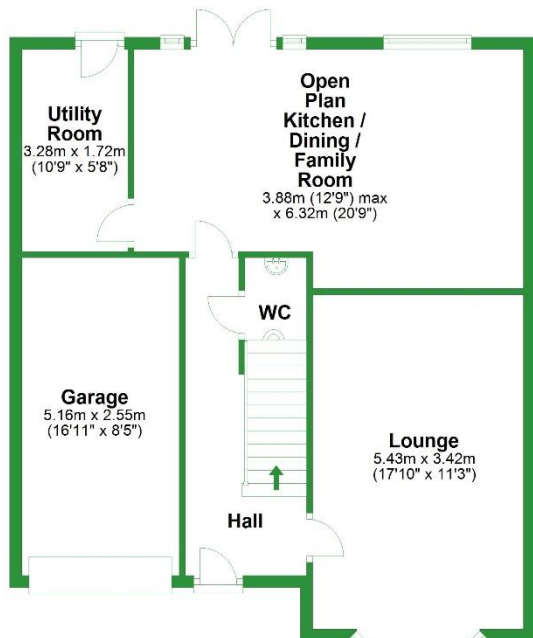
Maintenance fees applicable – approx. £100-150 per year.

Solar panels – approx. return in 2023 £1800



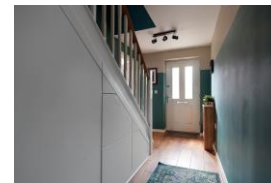
### Ground Floor

Approx. 72.7 sq. metres (783.1 sq. feet)



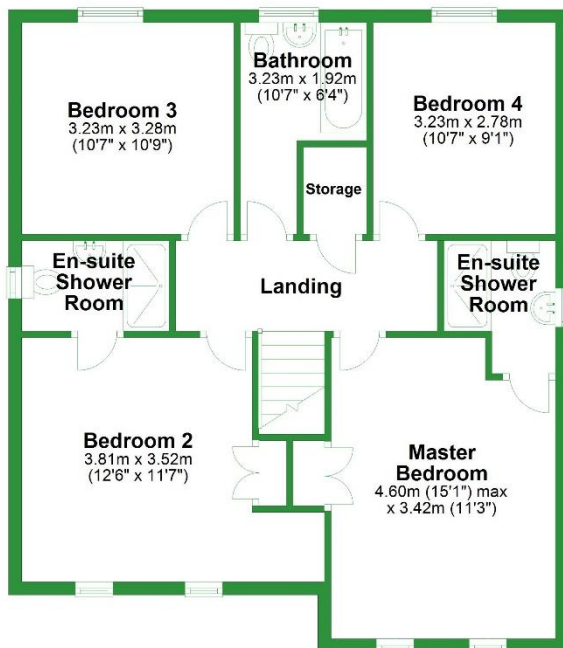
Total area: approx. 146.0 sq. metres (1571.3 sq. feet)

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



### First Floor

Approx. 73.2 sq. metres (788.3 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 tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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