



21 Birchfield Street, Longridge, PR3 2RU
£399,995

PROPERTY
PERSPECTIVE

The Property Perspective

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We are delighted to offer for sale this 4 bedroom upgraded kitchen, luxury flooring, light fittings throughout detached house on this popular well sold development located in a desirable location near to amenities and schools.

The development offers relaxed rural living with unrivalled access to the best of what Lancashire has to offer. Longridge provides great walks, including Ribble Way, competitive primary and secondary schools ideal for families.

10 year new home structural warranty. This home could save you up to £2,200 per year on your energy bills*

The home also benefits from a 2 year defects warranty.

The property comprises

Tenure - Freehold
Estate Management Fee - £146pa.
Council Tax - TBC (antipated)
EPC - B

The property comprises.

GROUND FLOOR

HALL

With access to stairs, study, WC and sitting room

LOUNGE 16'4" x 12'0" (4.98m x 3.66m)

Spacious lounge area

STUDY 9'0 x 7'6 (2.74m x 2.29m)

Ideal for Working From Home

KITCHEN / FAMILY / DINING 28'5" x 15'9" (8.66m x 4.80m)

Open plan kitchen leading to large family and dining area

UTILITY 5'6 x 5'7 (1.68m x 1.70m)

WC 5'0 x 3'2 (1.52m x 0.97m)

Having contemporary white sanitary ware plus tiling.

FIRST FLOOR

MASTER BEDROOM 12'9" x 12'5" (3.89m x 3.78m)

Impressive double bedroom. Leading to en - suite

EN SUITE 7'1 x 5' 10 (2.16m x 1.52m 3.05m)

having contemporary sanitary ware and tiling.

BEDROOM 2 10'2 x 12'9 (3.10m x 3.89m)

An impressive double bedroom

BEDROOM 3 10'11" x 10'8" (3.33m x 3.25m)

An impressive double bedroom

BEDROOM 4 11'0" x 10'2" (3.35m x 3.10m)

A further impressive single bedroom

BATHROOM 6'11" x 5'6" (2.11m x 1.68m)

Having contemporary 3 piece sanitary plus tiling.

EXTERNAL

The property occupies a well maintained garden and detached garage

* Subject to builders terms, conditions and price differentials

** Part Exchange offered - no estate agent fee's to be paid

*** From Developers standard range and pricing.

**** PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY*

