



Lindale Road, Longridge, PR3 3FT

£257,500

PRICED TO SELL NOW!!! Extended detached house in popular location. 5 reception rooms, kitchen & utility room, 3 bedrooms, bathroom, en suite & WC. MUST BE VIEWED TO APPRECIATE SIZE & POTENTIAL!!!



12 Lindale Road, Longridge, PR3 3FT

We are delighted to offer for sale this detached house which has been extended to offer flexible living over 2 stories whilst still offering a buyer the opportunity to upgrade and personalise this impressive space. The property is located in a popular part of Longridge with access to amenities and transport links.

The property benefits from gas central heating and PVCu double glazing. Of particular interest to buyers will be the flexible ground floor accommodation with 5 reception rooms plus kitchen, utility room and WC. Items of note include gas fire and surround plus feature walk in bay to lounge plus French doors to the rear. The property is ready to move in with flooring and blinds included.

To the ground floor is an entrance hall, lounge, dining room, conservatory, study, further reception room, kitchen, utility room and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing.

Externally the property is located within pleasant gardens with lawns, beds and mature planting plus a shed and external tap. There is driveway parking to the front.

Tenure - Freehold
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted flooring.

Lounge 17'6"(max) x 12'2"(max) (5.34m(max) x 3.71m(max))

Having a feature walk in bay window plus gas fire and surround plus fitted carpets.

Dining Room 11'10" x 7'10" (3.61m x 2.41m)

With carpets and curtains. Patio doors leading to.

Conservatory 8'7" x 7'8" (2.64m x 2.36m)

With tiled floor and blinds. French doors leading to rear garden.

Study 12'1" x 7'8" (3.70m x 2.34m)

With laminate flooring and curtains.

Further Reception Room 12'11" x 7'6" (3.95m x 2.30m)

With laminate flooring.

Kitchen 11'7" x 7'3" (3.54m x 2.22m)

Having a comprehensive range of timber effect wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood, fridge, freezer and dishwasher. With vinyl flooring plus access to store.

Utility Room 5'8" x 4'0" (1.73m x 1.23m)

With laminate flooring plus plumbing for washing machine.

WC 6'7" x 3'0" (2.03m x 0.93m)

Having a vanity basin, tiling, chrome ladder radiator, laminate flooring and blind.

FIRST FLOOR

Landing

With fitted carpets. Access to stores.

Bedroom 1 12'0" x 9'4" (3.68m x 2.87m)

With carpets and curtains.

En Suite 9'4"(max) x 4'2"(max) (2.87m(max) x 1.29m(max))

With vanity basin, tiling and chrome ladder radiator.

Bedroom 2 11'2"(max) x 9'5"(max) (3.41m(max) x 2.88m(max))

With laminate flooring and curtains.

Bedroom 3 9'1" x 5'11" (2.78m x 1.82m)

With laminate flooring and curtains. Access to store.

Bathroom 6'9" x 6'0" (2.08m x 1.85m)

With vanity units plus tiling.

EXTERNAL

Externally the property is located within pleasant gardens with lawns, beds and mature planting plus a shed and external tap. There is driveway parking to the front.





