



45 Cortusa Drive, Longridge, PR3 2FQ
£240,000

The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Longridge. Benefiting from a stunning enviable corner plot with scenic views, en-suite shower room and modern sophisticated decor throughout.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner and WC/cloaks.. To the first floor 3 bedrooms, en-suite shower room and family bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

GROUND FLOOR

Lounge 10'7" x 15'5" (3.23 x 4.72m)

High quality wood effect laminate flooring with blind

Kitchen/diner 8'9" x 15'5" (2.69 x 4.71m)

High quality wood effect laminate flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

WC/cloaks

High quality wood effect laminate flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 10'9" x 10'6" (3.29 x 3.22m)

Carpet flooring with dual aspect windows, fitted wardrobes and blind

En-suite

High quality vinyl flooring with 2 piece bathroom suite in white. separate showering enclosure, spotlighting and radiator

Bedroom 8'8" x 8'10" (2.65 x 2.71)

Carpet flooring with window to the front elevation, fitted wardrobes and blind

Bedroom 8'10" x 6'5" (2.69m x 1.96m)

High quality vinyl flooring with 3 piece bathroom suite in white, partially tiled decor, blind and radiator

EXTERNAL

Stunning, landscaped rear garden benefiting from picturesque scenic views with gated access to the double tandem driveway.