



**96 The Ridings, Longridge, PR3 2DD**  
**£225,000**

## GROUND FLOOR

### Lounge 16'6" x 12'1" (5.05 x 3.69m)

Carpet flooring with curtains

### Kitchen/diner 10'8" x 15'3" (3.26 x 4.65m)

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

### WC/cloaks

Tile flooring with 2 piece bathroom suite in white and radiator

## FIRST FLOOR

### Bedroom 10'5" x 8'3" (3.20 x 2.53)

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

### En-suite

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail, spotlighting and partially tiled decor

### Bedroom 10'11" x 8'3" (3.34 x 2.52m)

Carpet flooring with window to the rear elevation, fitted wardrobes and curtains

### Bedroom 7'5" x 6'7" (2.28 x 2.02m)

Carpet flooring with window to the rear elevation and blind

## Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail, partially tiled decor and spotlighting

## EXTERNAL

Lovely private rear garden, backing onto local farmland with parking to the front of the property, capable of accommodating 2 vehicles.

£149 p/a service charge



Ground Floor



First Floor