



## Higher Road, Longridge, PR3 3SY

### Offers over £260,000

Duffin's Estate Agents have the pleasure to bring to the sales market this beautiful semi detached property in the heart of Longridge. With some of the best views in Longridge, this home is not to be missed. On entering the property you will find yourself in the light and airy entrance hall which provides access to the reception room, fully fitted dining kitchen, utility room, WC and exceptionally spacious garage/workshop. To the first floor you will find three bedrooms and a three piece family bathroom.

Externally, this property occupies an enviable plot with stunning views over the Fylde Coast. The garden is of substantial size and is split over three levels which is perfect for those summer nights.

The property also benefits from substantial driveway, double glazing and gas central heating.



## External



Externally to the front of the property there is a substantial driveway which can accommodate a number of cars. The garden also benefits from a decorative stoned area and is enclosed by hedges.

Reception Room 10'7" x 13'10" (3.24 x 4.23)



This lovely sized lounge area benefits from UPVC double glazed bay window letting in lots of natural light, central heating radiator, tv point, electric fire, ceiling light and fitted carpet.



Kitchen 8'7" x 16'10" (2.62 x 5.14)



UPVC double glazed window, a range of cream wall and base units, contrasting worksurface and splash backs, stainless steel sink with mixer tap, double Zanussi oven, electric hob, extractor fan, integrated fridge and freezer, dishwasher, laminate flooring, fitted pantry cupboard and dining area. The kitchen also houses the boiler which is just over 12 months old.



Utility Room 7'8" x 4'9" (2.34 x 1.46)



Utility Room which is plumbed for a washing machine and accommodates a dryer. There is additional worktop space and UPVC Double glazed door which provides access to the garden. The floor is laid with laminate and provides access to the workshop/garage and downstairs WC.

Downstairs WC 10'4" x 14'6" (3.15 x 4.42)



Downstairs WC with dual flush WC, wall mounted hand basin, UPVC Double Glazed Window, ceiling light and laminate flooring.

Entrance Hall



Bright and airy entrance hall which provides access to the lounge and kitchen along with access to the first floor.

Master Bedroom 10'4" x 14'6" (3.15 x 4.42)



Spacious and Bright Master bedroom which comprises of fitted carpets and wardrobes, ceiling light, gas central heating radiator and UPVC Double Glazed Bay Window.



Second Bedroom 8'8" x 10'5" (2.65 x 3.18)



Spacious and Bright second bedroom which has beautiful views over the Fylde Coast. This bedroom comprises of fitted carpets, ceiling light, gas central heating radiator and UPVC Double Glazed Window.

Third Bedroom 6'2" x 7'3" (1.9 x 2.21)



A good sized third bedroom which comprises of fitted carpets, ceiling light, gas central heating radiator and UPVC Double Glazed Window.

Bathroom 6'0" x 5'4" (1.84 x 1.64)



UPVC double glazed frosted window, central heating towel radiator, a three piece suite comprising of a p shaped bath with shower over head, dual flush WC and wash basin. The bathroom benefits from tiled elevations and laminate flooring.

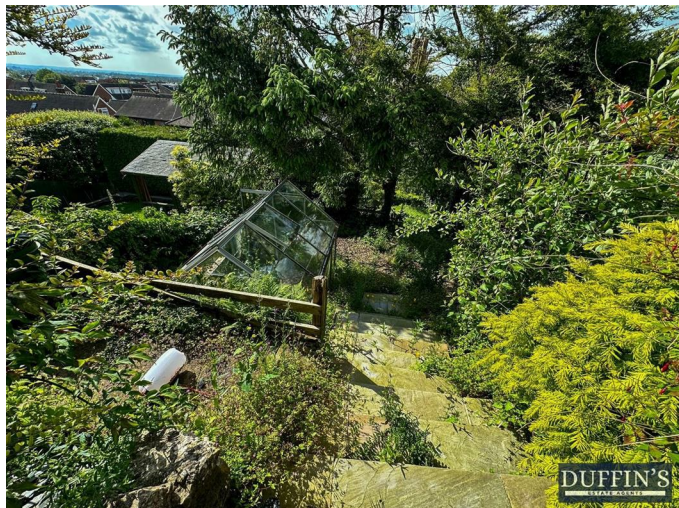
Hallway



Bright and airy hallway which provides access to all the bedrooms, bathroom and ground floor.



## Garden



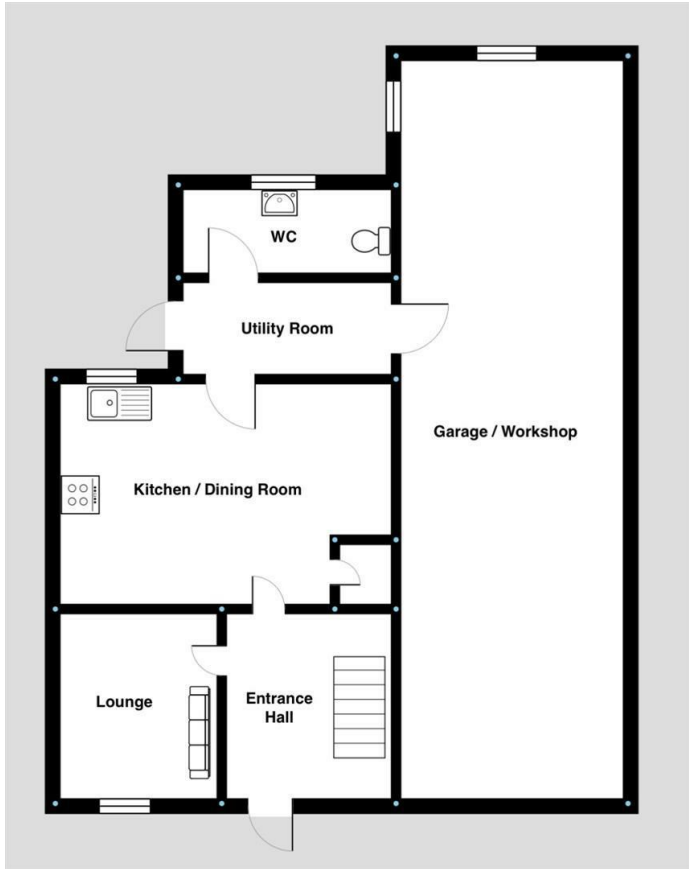
Externally, this property occupies an enviable plot with stunning views over the Fylde Coast. The garden is of substantial size and is split over three levels which is perfect for those summer nights.

## Views



## Floorplans

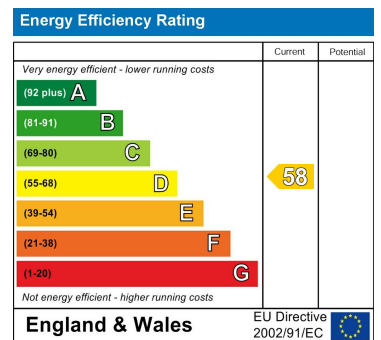
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

334 Bolton Road, Blackburn, Lancashire, BB2 4HY

Tel: 01254 691352 Email: [enquiries@duffinsestateagents.co.uk](mailto:enquiries@duffinsestateagents.co.uk) <https://www.duffinsestateagents.co.uk/>