



21 Hollin Hall Drive, Longridge, Preston, PR3 3UF  
£215,000

PROPERTY  
PERSPECTIVE



## GROUND FLOOR

### Lounge 13'11" x 12'1" (4.24m x 3.68m)

Carpet flooring with window to the front

### Diner kitchen 15'2" x 9'5" (4.62m x 2.87m)

High quality wood effect laminate flooring with patio doors leading to the rear garden. Sizable storage cupboard located under the stairs. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and integrated fridge/freezer, dishwasher and washer/dryer.

### WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white

## FIRST FLOOR

### Bedroom 11'1" x 10'3" (3.39m x 3.13m)

Carpet flooring with window to the front elevation

### En-suite

Vinyl flooring with 2 piece bathroom suite in white and separate showering enclosure

### Bedroom 11'10" x 6'7" (3.61m x 2.01m)

Carpet flooring with window to the rear elevation

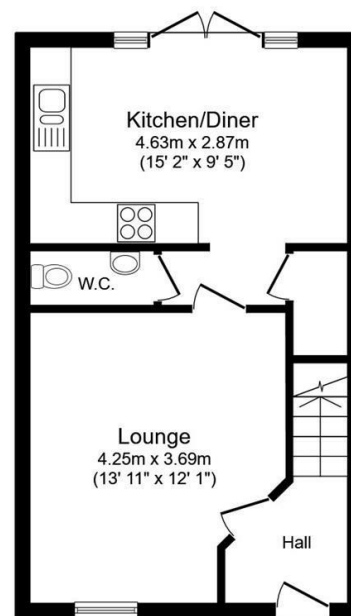
### Bedroom 10'8" x 8'7" (3.25m x 2.62m)

Carpet flooring with window to the front elevation

### Bathroom

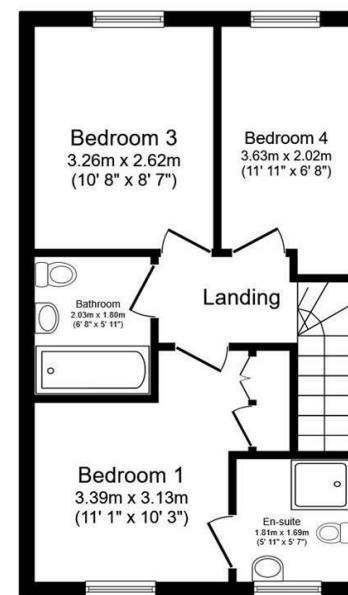
Vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen and radiator

Well presented rear garden, enclosed by panel fencing with laid to lawn and patio area with garden shed. Large double driveway to the side of the property, parking for 2 vehicles.



Ground Floor

Floor area 37.6 sq.m. (405 sq.ft.)



First Floor

Floor area 37.6 sq.m. (405 sq.ft.)

Total floor area: 75.2 sq.m. (809 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)