



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

EXTERNAL

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.

