

# GUILDHALL

SALES & LETTINGS



## 23 Carnation Drive

Longridge, Preston, PR3 2DX

Offers Over £250,000



**\*\*THREE BEDROOMED SEMI-DETACHED PROPERTY WITHIN A WELL SOUGHT AFTER LOCATION \*\***

Guildhall Sales and Lettings are delighted to present to the market this well-proportioned three-bedroom semi-detached family home, situated in the highly desirable market town of Longridge. Offering spacious accommodation throughout, off-road parking and an enclosed rear garden, this property is ideally suited to first-time buyers, growing families and those looking to upsize, whilst benefiting from excellent access to local amenities, highly regarded schools and transport links.

The accommodation briefly comprises an entrance hallway, spacious lounge, modern fitted kitchen and a convenient ground floor WC. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside a contemporary family bathroom.

Externally, the property enjoys a driveway to the front providing off-road parking. To the rear is a private enclosed garden, mainly laid to lawn with a patio seating area, offering the perfect setting for outdoor



## Ground Floor

### Entrance

Composite front entrance door, central heating radiator, smoke alarm, staircase to the first floor and door to reception room one.

### Reception Room One

UPVC double glazed leaded window, central heating radiator and door to the hallway.

### Hallway

Lino flooring and doors to the ground floor WC and kitchen.

### Ground Floor WC

UPVC double glazed leaded window, central heating radiator, shaker wall and base units with marble effect surfaces and tiled splash backs, extractor hood with a four ring hob and electric oven, space for a fridge freezer, plumbing for a washing machine and dishwasher, lino flooring and UPVC double glazed French rear entrance doors.

## First Floor

### Landing

Smoke alarm, loft access and doors to three bedrooms and the family bathroom.

### Bedroom One

UPVC double glazed window, central heating radiator and door to the en suite.

### En Suite

UPVC double glazed frosted window, central heating radiator, partially tiled elevations, pedestal wash basin with mixer tap, dual flush WC and direct feed shower enclosure.

### Bedroom Two

UPVC double glazed window and central heating radiator.

### Bedroom Three

UPVC double glazed window and central heating radiator.

### Bathroom

UPVC double glazed frosted window, central heating radiator, partially tiled elevations, pedestal wash basin with mixer tap, dual flush WC, panelled bath with mixer tap and lino flooring.

## External

### Rear

Laid to lawn garden with a paved patio seating area.

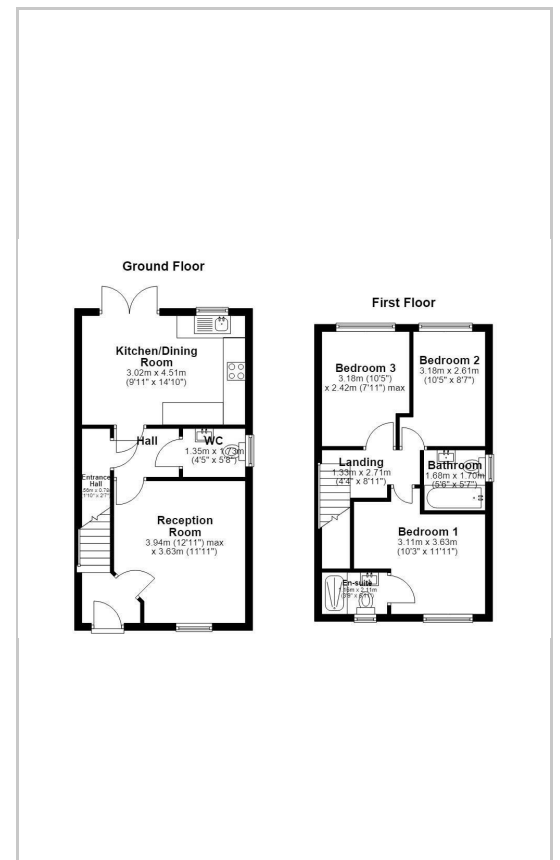
### Front

Laid to lawn garden with paved patio seating area, wood chippings and driveway.

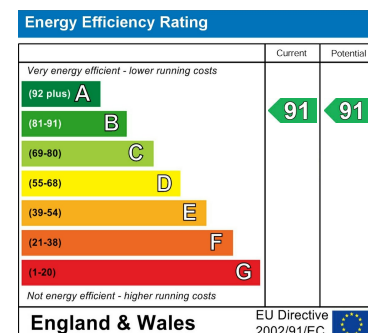
## Area Map



## Floor Plans



## 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.