BEN ROSE



Crumpax Meadows, Preston

Guide Price £210,000

Ben Rose Estate Agents are pleased to present to market this delightful two bedroom detached bungalow, ideally positioned within a quiet cul-de-sac in the sought-after market town of Longridge. Offering well-proportioned accommodation all arranged over a single level, the property presents an excellent opportunity for those looking to enjoy a more manageable home without compromising on space, comfort or outdoor areas. The location is particularly appealing, being within easy reach of Longridge town centre and its range of everyday amenities, including independent shops, cafés, restaurants, pubs, healthcare facilities, a pharmacy and local services. Longridge also benefits from regular bus connections into Preston and surrounding areas, with services including the 1 and 46 providing links between Longridge and Preston. For those travelling further afield, Preston provides access to the national rail network, while the M6 is readily accessible by road, providing convenient connections towards Lancaster, Manchester and beyond. The surrounding area also offers an attractive blend of countryside and leisure opportunities, with Longridge sitting at the foot of Longridge Fell and benefiting from numerous scenic walking routes and the wider Ribble Valley countryside.

Stepping into the property, the welcoming reception hall provides access to all of the principal rooms and immediately gives a sense of the practical layout on offer. To the left is the modern fitted kitchen, featuring a range of integrated appliances, dual aspect windows which provide plenty of natural light and tiled laminate flooring for ease of maintenance. Continuing through the hall, straight ahead is the spacious lounge diner, providing a comfortable and versatile living and dining environment. A window overlooks the front garden, whilst an attractive stone fireplace with a traditional gas fire creates a charming focal point to the room. Returning to the hallway and turning right, the master bedroom can be found to the left, enjoying a window overlooking the rear yard and providing a peaceful space to relax at the end of the day. Straight ahead, a further doorway leads into bedroom two, which benefits from glazed double doors opening directly onto the rear yard, creating a particularly useful connection between the bedroom and outside space. Completing the accommodation is the three-piece family bathroom, fitted with an electric overhead shower, fully tiled walls and practical vinyl flooring.

Externally, the property continues to offer plenty of appeal. To the front is a well-maintained lawned garden, creating an attractive approach to the home. To the side, a large tarmacked driveway provides ample off-road parking for multiple cars, while a further lawned garden adds to the property's pleasant frontage. A gate provides access through to the rear, where an enclosed flagged yard offers a private and relatively low-maintenance outdoor space, ideal for sitting out, enjoying a morning coffee or simply providing somewhere practical to enjoy the fresh air. Overall, this is an appealing detached bungalow which combines comfortable single-level living with generous parking, useful outdoor space and a peaceful cul-de-sac setting. With two well-proportioned bedrooms, spacious reception accommodation and excellent access to Longridge's amenities and transport connections, the property is particularly well suited to those looking for a comfortable and manageable home in a desirable Lancashire location.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.
Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.





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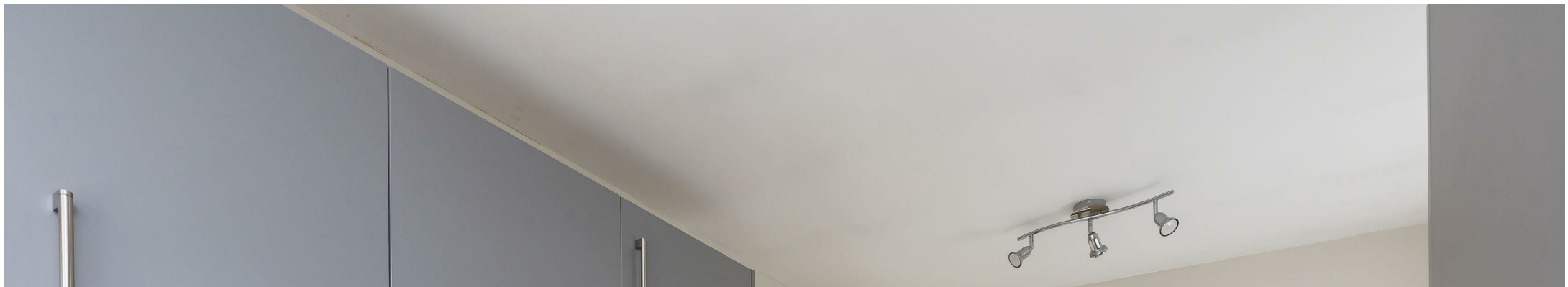


























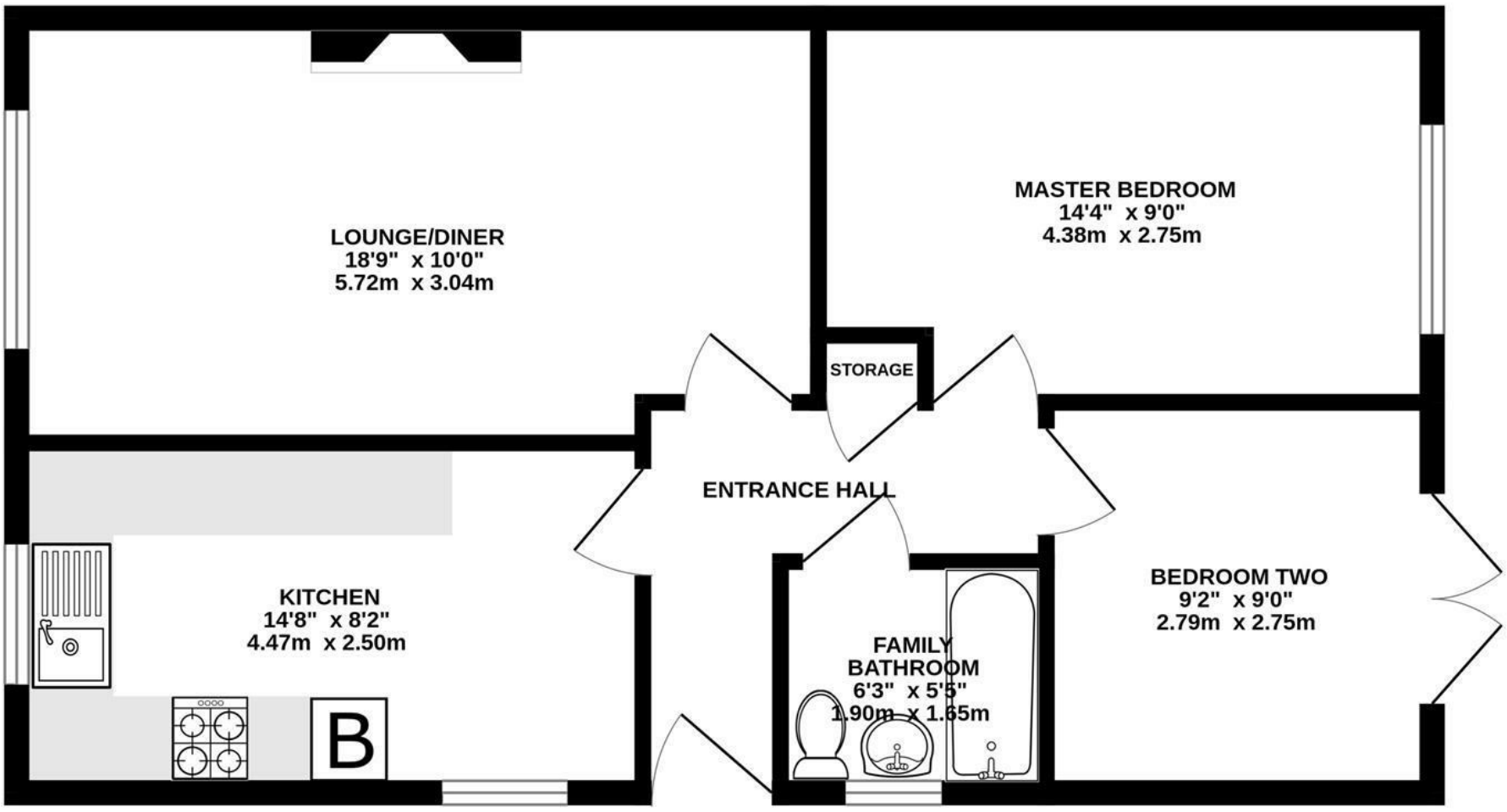






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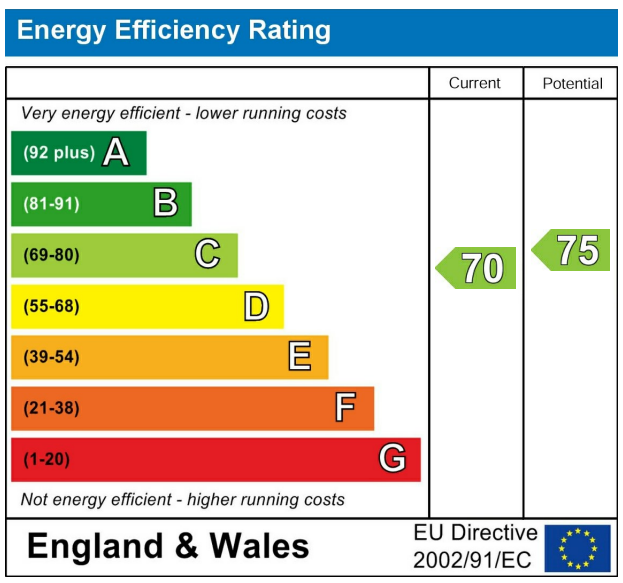
GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.

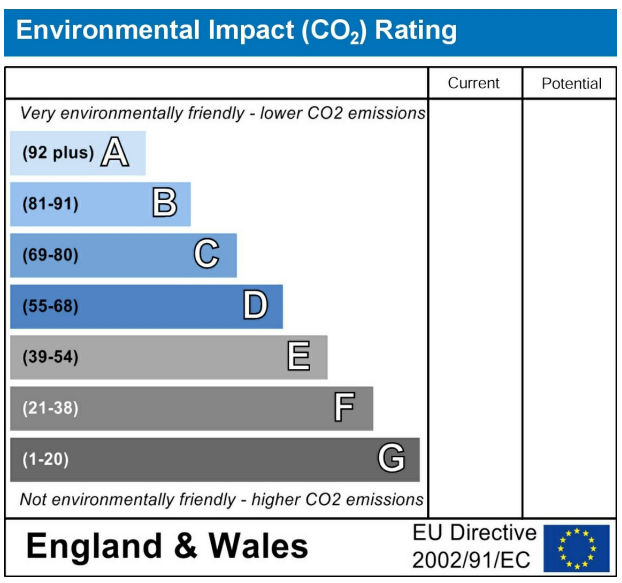


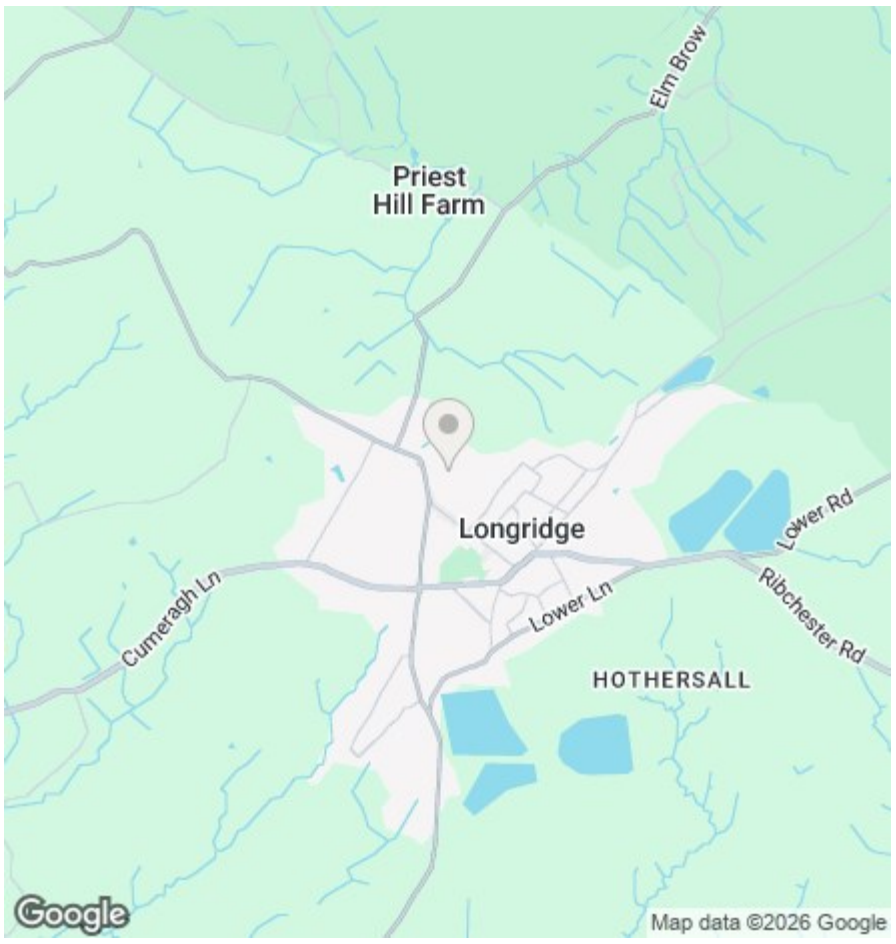
TOTAL FLOOR AREA : 598 sq.ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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