



**1 Longridge Road**  
Chipping, Preston, PR3 2QD

Discover this superb four bedroom detached home in Chipping, offering a blend of modern living spaces and comfortable family accommodation across three well appointed floors. From the moment you step into the bright hallway, the thoughtful design and contemporary finishes are evident throughout.

The ground floor boasts a spacious lounge, a perfect setting for unwinding with family or entertaining guests. The impressive open plan kitchen and dining room forms a fantastic social hub, featuring sleek white gloss units, integrated appliances, and an island with breakfast bar seating. Patio doors lead directly to the rear garden, seamlessly blending indoor and outdoor living. A practical downstairs WC completes this level.

Ascend to the first floor where you will find three inviting bedrooms and family bathroom and to the second floor you can find the master suite offering ample space and a private ensuite shower room, providing a tranquil retreat.



**Guide Price £390,000**

EPC Rating '76c'



## Property Description

### GROUND FLOOR

#### ENTRANCE HALL

Double glazed door into the entrance hallway. Doors off to living room, kitchen/ dining room and WC. Stairs to first floor.

#### LIVING ROOM

17' 10" x 12' 6" (5.44m x 3.81m) A spacious living room with double glazed window to front. Doors opening into the kitchen/ dining room.

#### KITCHEN/DINING ROOM

22' 2" x 14' 3" (6.76m x 4.34m) Fitted with a range of white gloss base and wall units with complimenting work surfaces over incorporating stainless steel one and a quarter bowl sink unit with mixer tap. Built in Fridge, freezer, dishwasher, oven, hob and extractor hood. Tiled flooring. Double glazed window to rear. Storage cupboard. Bi-Folding doors that open on to the rear patio.





## WC

With WC and hand wash basin. Double glazed window to front.

## FIRST FLOOR

### BEDROOM TWO

12' 5" x 10' 2" (3.78m x 3.1m) Double glazed window to front.

### BEDROOM THREE

11' 9" x 9' 5" (3.58m x 2.87m) Double glazed window to rear.

### BEDROOM FOUR

8' 5" x 7' 11" (2.57m x 2.41m) Double glazed window to rear. Storage cupboard.

### FAMILY BATHROOM

8' 6" x 6' 10" (2.59m x 2.08m) Fitted with a four piece suite comprising of panel bath, shower cubicle, hand wash basin and WC. Double glazed obscured window to rear. Heated towel rail.

## SECOND FLOOR

### BEDROOM ONE

16' 2" x 12' 8" (4.93m x 3.86m) Velux window. Door to ensuite shower room.

### ENSUITE

10' 1" x 4' 6" (3.07m x 1.37m) Suite comprising shower cubicle, hand wash basin and WC. Part tiled walls. Heated towel rail.

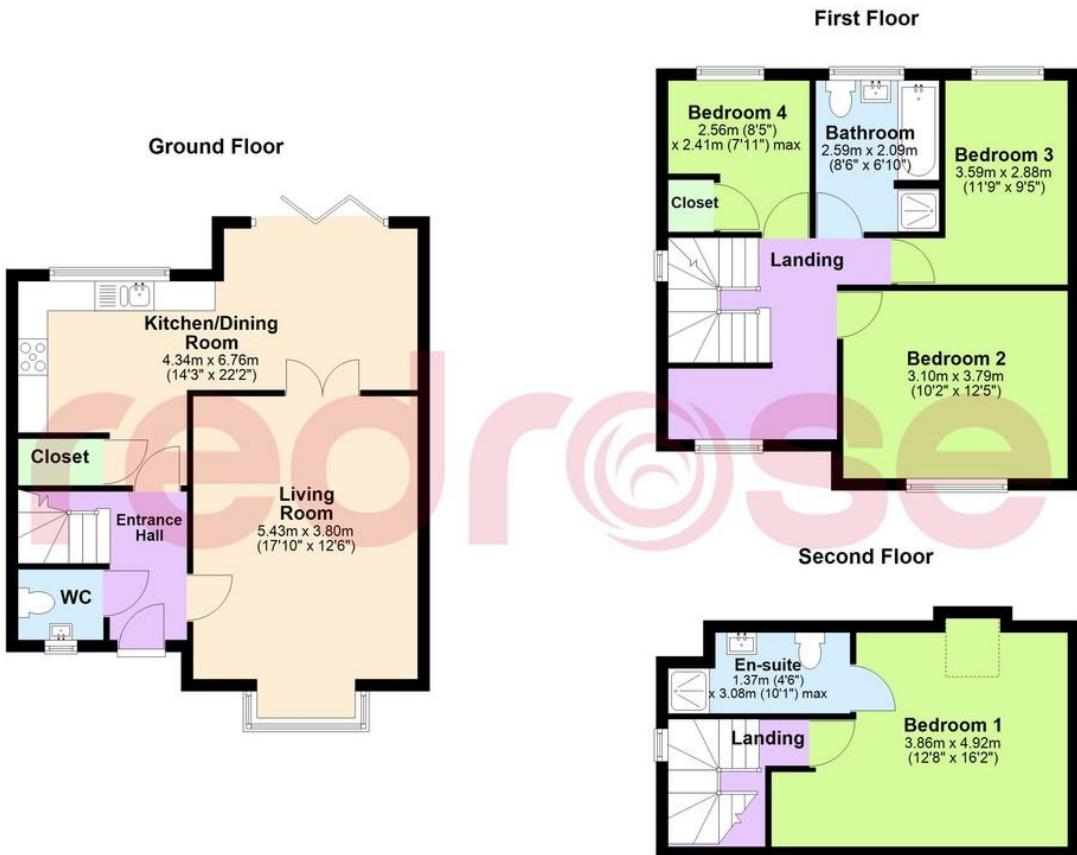
### GARDEN

To the rear of the property there is a paved patio area for sitting out. Side access gate.









Total area: approx. 114.6 sq. metres (1233.7 sq. feet)

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Plan produced using PlanUp.

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