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**11 Ivy Farm Close, Longridge**

Offers Over **£410,000**

  
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## 11 Ivy Farm Close

Longridge, Preston

Spacious 4-bed detached home in quiet Longridge cul-de-sac. Two en-suites, modern kitchen/diner, utility, new flooring, garden with pergola, garage, and driveway parking. Move-in ready.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

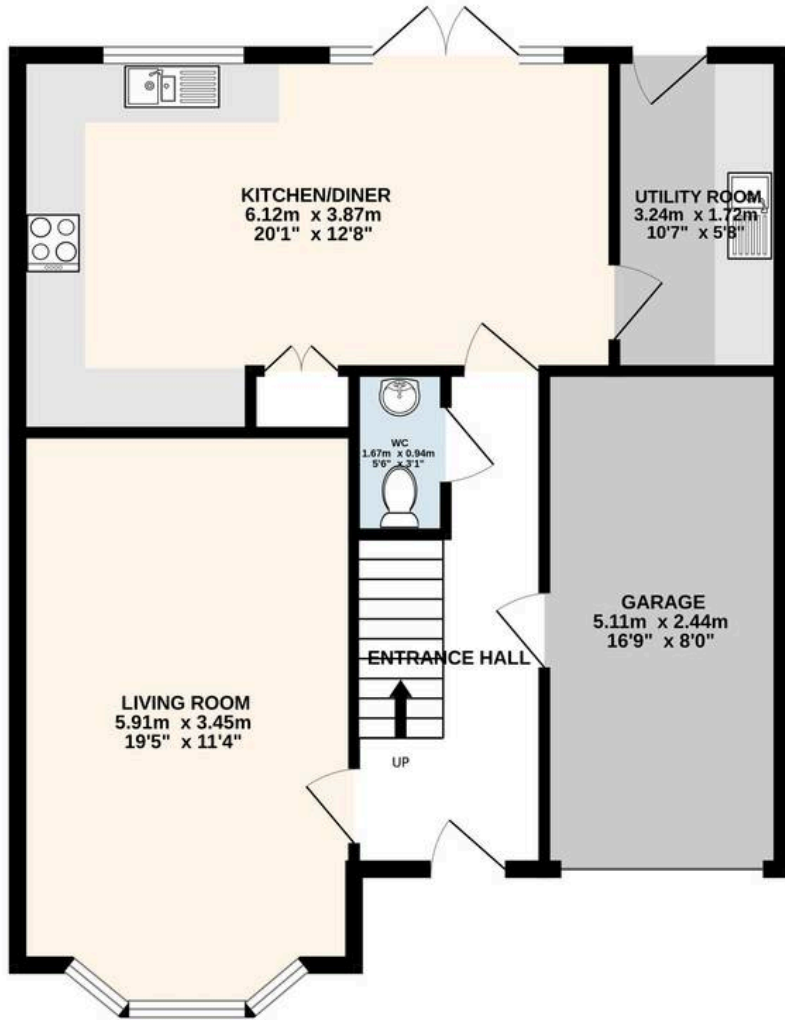
- Spacious detached family home
- Lounge, kitchen/diner ground floor WC Utility
- Four bedrooms
- Two en-suites
- Family bathroom
- Enjoying a lovely view
- Integral garage & ample driveway parking
- Rear garden laid to lawn with Pergola
- New flooring, carpets and blinds
- Quiet cul-de-sac location



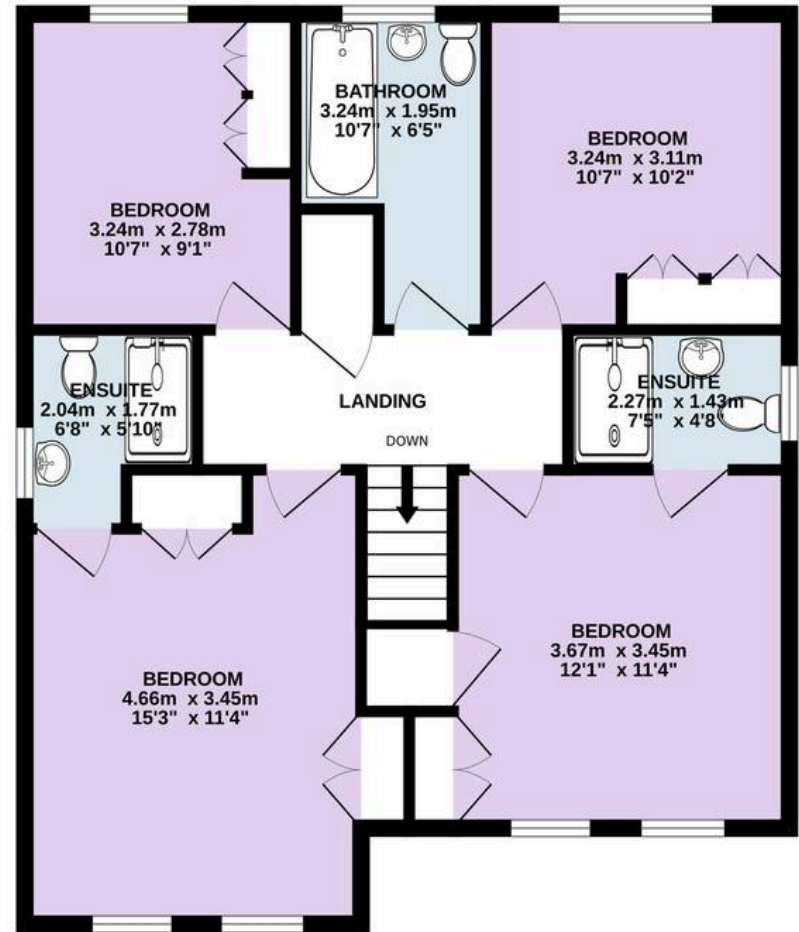




GROUND FLOOR  
69.6 sq.m. (749 sq.ft.) approx.



1ST FLOOR  
68.7 sq.m. (740 sq.ft.) approx.



TOTAL FLOOR AREA : 138.3 sq.m. (1489 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Holdens Longridge

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