



25 Mosses Farm Road

Longridge

Offers in the Region of: £550,000



**Pendle Hill
Properties**



*25 Mosses Farm Road, Longridge
£550,000 Offers in the
Region of*

A great opportunity to purchase this outstanding five-bedroom detached property in the heart of Longridge briefly comprising a lounge, study, open plan kitchen/dining/family room, wc, utility room, master bedroom with ensuite and dressing room, second bedroom with ensuite, three further bedrooms, Jack and Jill bathroom, family bathroom, large rear garden, multi-vehicle driveway, and a double-garage.



LOUNGE

A spacious lounge boasting a large, double-glazed bay window overlooking the front of the property briefly comprises a central electric fireplace with mantel, carpeted flooring, radiators, ceiling light points, and wall light points.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary quartz worktops briefly comprises a six-ring gas hob with overhead extractor, integrated fridge/freezer, double oven, microwave, dishwasher, and wine fridge, under-mount sink with drainers, waste disposal, and mixer tap, tiled splashback, central island with breakfast bar, under cabinet lighting, ceiling spotlights, laminate flooring with statement borders throughout, two double-glazed windows, further storage units, radiator, and provides access to the utility room, and open plan family/dining room.

FAMILY / DINING ROOM

Accessed through the kitchen the large open-plan family/dining room provides two separate spaces boasting an open feel.

The family room briefly comprises upvc patio doors to the rear, laminate flooring, radiator, and ceiling light points.

The dining room briefly comprises upvc patio doors to the rear, laminate flooring, radiator, and a ceiling light point.

UTILITY ROOM

A separate utility room briefly comprising a range of base and wall-mounted units with laminate worktops, stainless steel sink with mixer tap, space for both a washing machine, and dryer, tiled splashback, laminate flooring, radiator, ceiling spotlights, and an upvc door to the side of the property.

DOWNSTAIRS WC

Located through the hallway the downstairs wc briefly comprises a low-level wc, pedestal sink, tiled walls, laminate flooring, radiator, ceiling spotlights, and a frosted window.

STUDY

Currently utilised as a music room the study comprises carpeted flooring, radiator, and a double-glazed window to the front, and rear.

MASTER BEDROOM WITH ENSUITE AND DRESSING ROOM

An impressive double bedroom located on the first floor with two double-glazed windows overlooking the front and side of the property briefly comprises carpeted flooring, radiator, and ceiling light points.

The dressing room found through the master bed with two parallel entry points comprises surrounding integrated mirrored wardrobes, carpeted flooring, radiators, and three Velux windows.

The ensuite briefly comprises a walk-in shower cubicle, low-level wc, pedestal sink, bidet, laminate flooring, tiled walls, ceiling spotlights, and a frosted window.

BEDROOM TWO WITH ENSUITE

Another spacious double bedroom located on the first floor with a double-glazed window overlooking the rear and side of the property briefly comprises carpeted flooring, radiator, and ceiling light point.

The ensuite briefly comprises a walk-in shower cubicle, low-level wc, pedestal sink, tiled walls, laminate flooring, towel warmer, ceiling spotlights, and a frosted window.

BEDROOM THREE

The third double bedroom with direct access to the Jack & Jill bathroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the rear.

JACK AND JILL BATHROOM

Providing ensuite access to both the third, and fourth bedroom briefly comprising a walk-in shower cubicle low-level wc, pedestal sink, towel warmer, ceiling spotlights, tiled walls, laminate flooring, and a frosted window.

BEDROOM FOUR

The fourth double bedroom briefly comprises carpeted flooring, radiator, ceiling light point, double-glazed window to the front, and access to the Jack & Jill bathroom.

BEDROOM FIVE

Currently utilised as a home office the fifth bedroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the rear.

FAMILY BATHROOM

The family bathroom briefly comprises a bathtub, walk-in shower cubicle, low-level wc, pedestal sink, towel warmer, tiled walls, laminate flooring, ceiling spotlights, and a frosted window.

EXTERNAL

The front of the property boasts a multi-vehicle driveway, providing access to the remote-controlled double garage, and an EV charging point.

To the rear is a large, attractive lawn-filled garden boasting two separate patio areas, pergola, and mature shrub borders.

The side of the property boasts a long patio area, lawn, flower beds, storage shed, laundry patio, and a upvc door to the double garage.

ADDITIONAL INFORMATION

Tenure = Leasehold, 146 years remaining

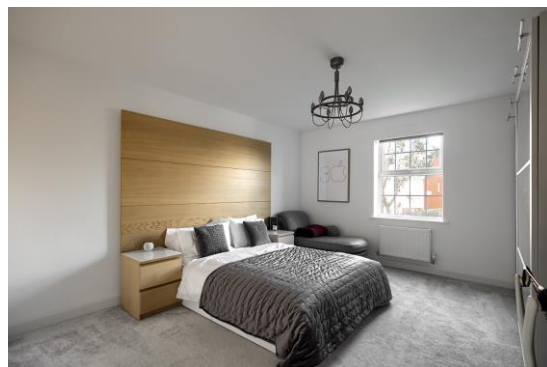
Council Tax Band = G

Service Charge = £151.42

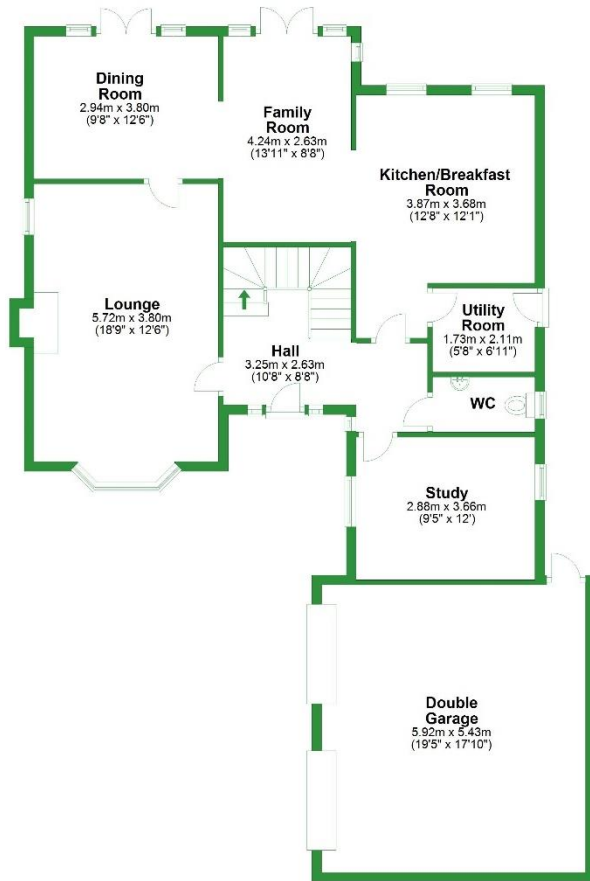
Ground Rent = £210.00

The double garage doors are remote-controlled and internally boasts a water and electric.

Externally the property boasts electric points, lighting, and a water point.

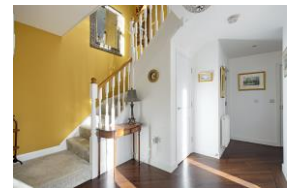
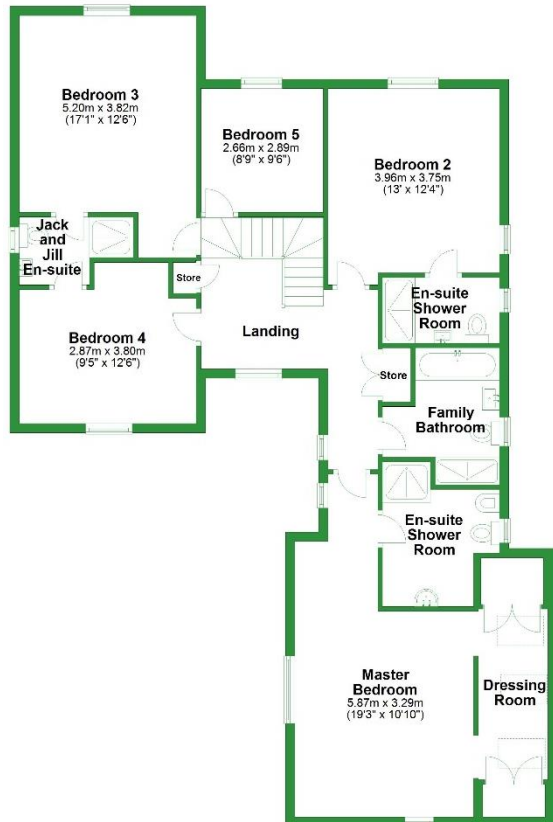


Ground Floor
Approx. 123.9 sq. metres (1333.4 sq. feet)



Total area: approx. 242.0 sq. metres (2604.7 sq. feet)
For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor
Approx. 118.1 sq. metres (1271.3 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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