



52 Primrose Road

Longridge

Offers in the Region of: £289,950



Pendle Hill
Properties



52 Primrose Road, Longridge
**£289,950 Offers in the
Region of**

A newly built four-bedroom detached property in the heart of Longridge briefly comprises an open plan kitchen/dining room, lounge, utility room, wc, master bedroom with ensuite, three further bedrooms, bathroom, rear garden, driveway, and garage.



LOUNGE

A spacious lounge with a large, double-glazed window overlooking the front of the property briefly comprises carpeted flooring, radiators, and ceiling light point.

KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary laminate worktops briefly comprises a four-ring gas hob with overhead extractor, integrated fridge/freezer, oven, dishwasher, stainless steel sink with mixer tap, ceiling spotlights, under cabinet lighting, laminate flooring, and a double-glazed window to the rear.

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

UTILITY ROOM WITH WC

Located through the dining room the utility briefly comprises a range of wall-mounted units with laminate worktops, space for a washing machine, and dryer, laminate flooring, ceiling light point, and a double-glazed window to the rear.

The separate wc briefly comprises a low-level wc, corner basin sink, laminate flooring, ceiling light point, and a frosted window.

MASTER BEDROOM WITH ENSUITE

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

The ensuite briefly comprises a walk-in shower cubicle with electric shower, low-level wc, storage basin sink, towel warmer, ceiling light point, and vinyl flooring.

BEDROOM TWO

Another double bedroom located on the first floor with a double-glazed window overlooking the front briefly comprises integrated wardrobes, carpeted flooring, radiator, and ceiling light point.

BATHROOM

The family bathroom briefly comprises a bath with shower attachment, low-level wc, pedestal sink, towel warmer, vinyl flooring, ceiling spotlights, and a frosted window.

BEDROOM THREE

The third bedroom currently utilised as an office briefly comprises integrated wardrobes, carpeted flooring, radiator, ceiling light point, and a large, double-glazed window to the rear.

BEDROOM FOUR

The fourth bedroom currently utilised as an office briefly comprises integrated wardrobes, carpeted flooring, radiator, ceiling light point, and a double-glazed window to the rear.

EXTERNAL

To the rear is a south-facing fenced-in garden boasting a porcelain tiled patio with pergola, and a large lawn space.

The front of the property boasts a multi-vehicle driveway and provides access to the garage.

ADDITIONAL INFORMATION

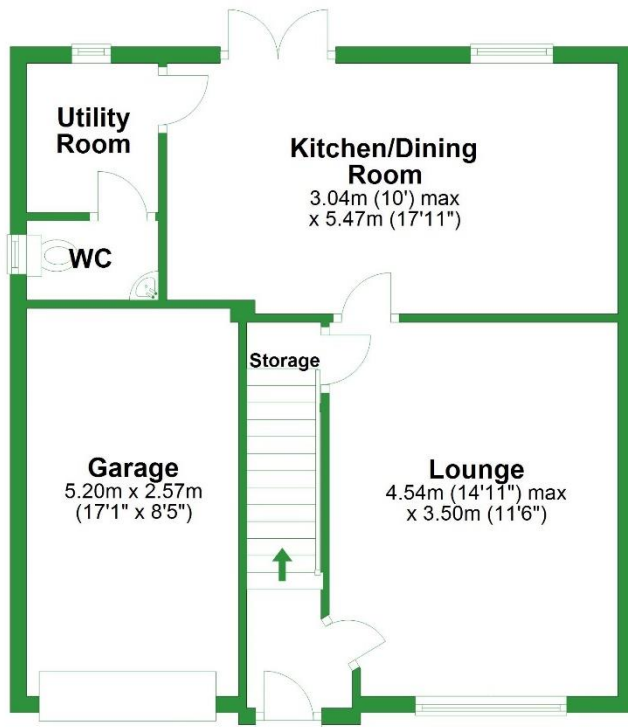
Tenure = Freehold

Council Tax Band = D



Ground Floor

Approx. 54.4 sq. metres (586.1 sq. feet)



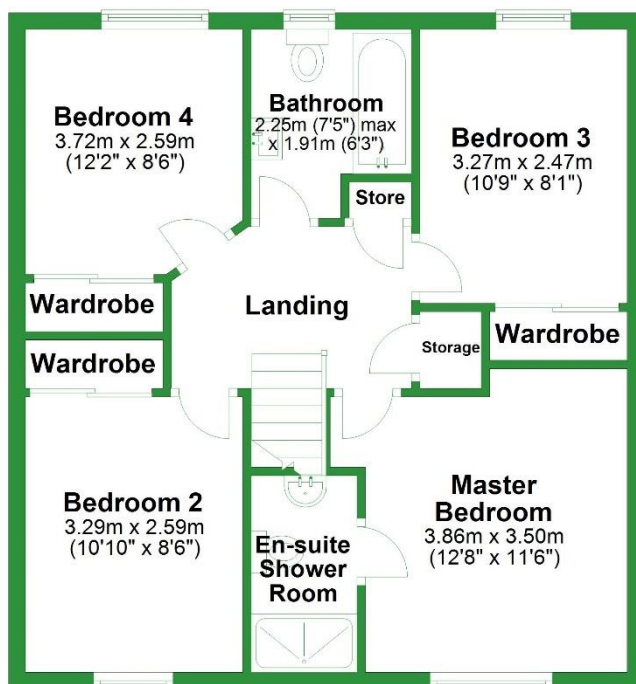
Total area: approx. 109.5 sq. metres (1178.5 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



First Floor

Approx. 55.0 sq. metres (592.4 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 tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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