



23 Water Meadows

Longridge

Offers in the Region of: £284,000

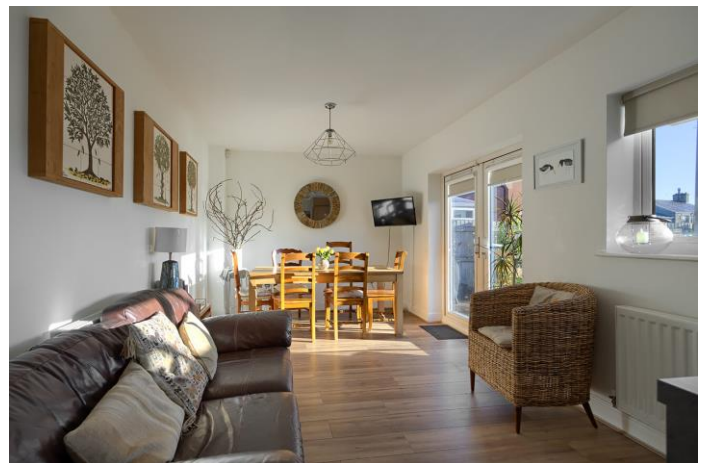


**Pendle Hill
Properties**



23 Water Meadows, Longridge
**£284,000 Offers in the
Region of**

A four-bedroom detached property on the outskirts of Longridge briefly comprises an open plan kitchen/dining/family room, lounge, downstairs wc, master bedroom with ensuite, two double bedrooms with jack and jill ensuite, a fourth double bedroom, family bathroom, rear garden, garage, and front driveway.



HALLWAY

Located in the hallway you will find a downstairs WC comprising a low-level WC, pedestal sink, radiator, ceiling light point and vinyl flooring and under stair integrated storage.

LOUNGE

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

KITCHEN / DINING ROOM

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

The open plan dining/family room briefly comprises laminate flooring, radiator, ceiling light point, double-glazed window, and upvc patio doors to the rear.

MASTER BEDROOM WITH ENSUITE

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

The ensuite briefly comprises a walk-in shower cubicle, low-level WC, pedestal sink, towel warmer, ceiling light point, vinyl flooring and a frosted window.

BEDROOM TWO

A second double bedroom located on the first floor with a double-glazed window overlooking the front of the property briefly comprises carpeted flooring, radiator, ceiling light point, integrated storage, and access to the ensuite.

JACK AND JILL ENSUITE SHOWER ROOM

This unique ensuite opens into both bedroom two and bedroom four, it comprises a walk-in shower cubicle, low-level WC, pedestal sink, radiator with ceiling light point and a frosted window.

BEDROOM THREE

Bedroom three briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the rear.

BATHROOM

A family bathroom briefly comprising a bath, low-level WC, pedestal sink, radiator, ceiling light point vinyl flooring and a frosted window.

BEDROOM FOUR

The fourth bedroom briefly comprises carpeted flooring, radiator, ceiling light point, double-glazed window to the rear, and access into the ensuite.

EXTERNAL

To the rear is a large, fenced-in south facing garden boasting a grass lawn, partially flagged with Indian stone and wooden pergola.

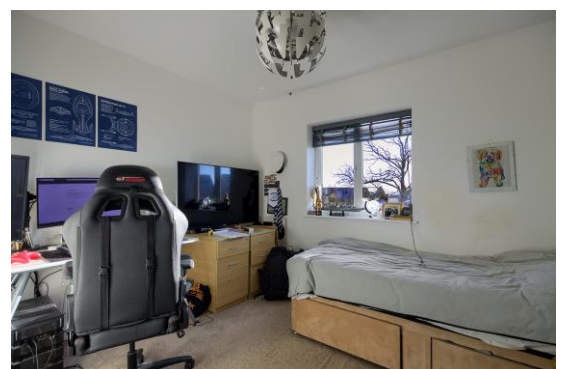
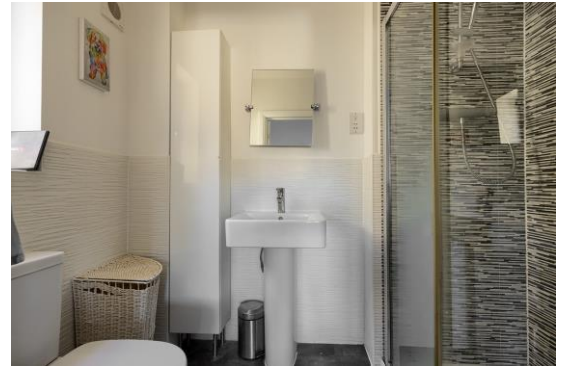
The front of the property boasts a multi-vehicle driveway and garage.

ADDITIONAL INFORMATION

Tenure = Leasehold, remaining years 240

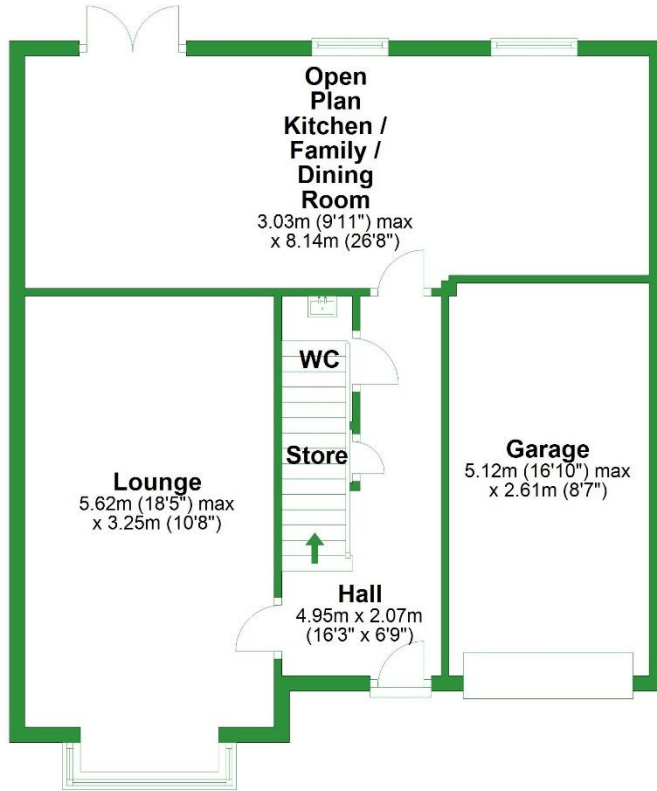
Freehold available to purchase for £5000 plus legal fees and VAT

Council Tax Band = E



Ground Floor

Approx. 68.5 sq. metres (737.0 sq. feet)

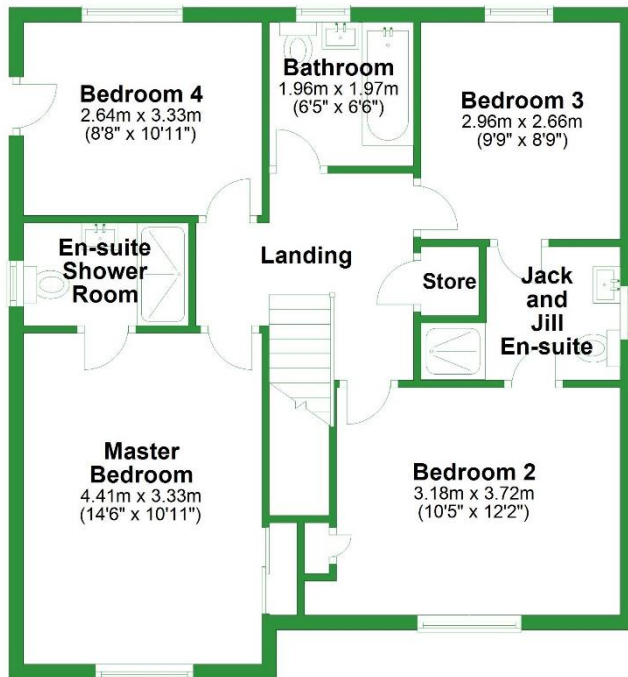


Total area: approx. 136.4 sq. metres (1467.8 sq. feet)

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

First Floor

Approx. 67.9 sq. metres (730.7 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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