



50 Hacking Drive

Longridge

Offers in the Region of: £179,950



**Pendle Hill
Properties**



50 Hacking Drive, Longridge
**£179,950 Offers in the
Region of**

A two-bedroom semi-detached well-presented property located close to local amenities and transport links briefly comprises lounge, kitchen, two bedrooms, bathroom, rear garden, and driveway.



LOUNGE

A spacious lounge with double-glazed window overlooking the front of the property briefly comprises wood effect laminate flooring, central electric fireplace, radiator, ceiling light point, and provides access to the kitchen and first floor.

KITCHEN

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, oven, integrated fridge/freezer, stainless steel sink with mixer tap, breakfast bar, laminate flooring, radiator, ceiling light point, double glazed window, and upvc door to the rear.

BEDROOM ONE

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

BEDROOM TWO

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

BATHROOM

A family bathroom briefly comprises the bath with a shower attachment, floating sink, low-level WC, tiled flooring, towel warmer, double-glazed frosted window, and ceiling spotlights.

EXTERNAL

To the rear is a fenced-in garden with a lawn space, patio area, and decking area.

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

ADDITIONAL INFORMATION

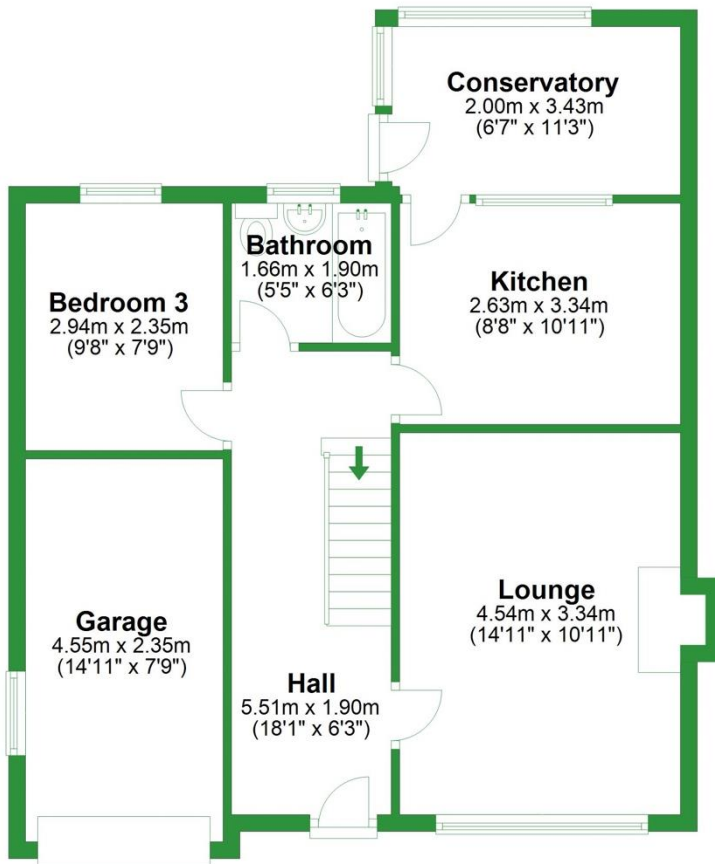
Tenure = Freehold

Council Tax Band = B



Ground Floor

Approx. 64.6 sq. metres (695.3 sq. feet)



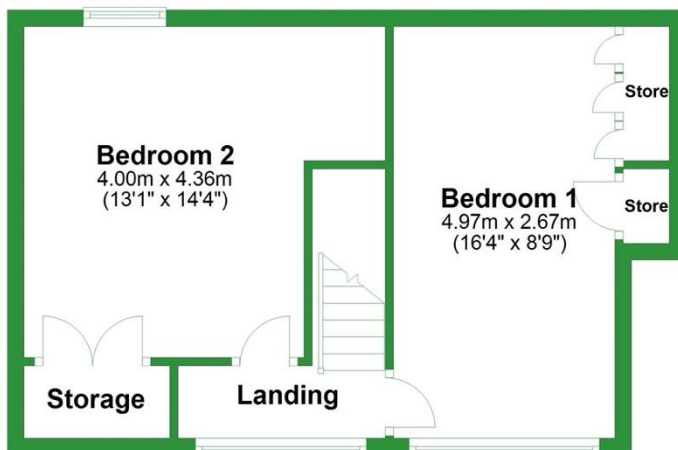
Total area: approx. 102.0 sq. metres (1097.9 sq. feet)

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



First Floor

Approx. 37.4 sq. metres (402.6 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.



Pendle Hill Properties

154 Whalley Road Read Burnley Lancashire BB12 7PN

t 01282 772048 e info@pendlehillproperties.co.uk

w pendlehillproperties.co.uk



@PendleHillProps



Find us on Facebook

