

# The Hartford

Whittingham Road, Longridge

**Price Status: £370,995**



**Pendle Hill  
Properties**





The Hartford, Longridge  
**£370,995 Price Status**

A great opportunity to purchase this stunning four-bedroom detached property on a sought-after development with great surroundings briefly comprises an open plan kitchen/dining room, lounge, utility with 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, radiator, and ceiling light point.

## KITCHEN / DINING ROOM

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

The open-plan dining room boasts French-style patio doors to the rear, Karndean flooring, radiator, and ceiling light point.

## UTILITY ROOM WITH WC

Accessed through the kitchen the separate utility comprises a worktop with an under-mount sink, and mixer tap, space for a washing machine/dryer, Karndean flooring, ceiling light point, and providing access to the side via an upvc door.

The wc briefly comprises a low-level wc, pedestal sink, radiator, Karndean flooring, ceiling light point, and a frosted window.

## 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 fitted sliding wardrobes, carpeted flooring, radiator, and ceiling light point.

The en-suite briefly comprises a walk-in shower cubicle, low-level wc, pedestal sink, towel radiator, tiled flooring, ceiling spotlights, and a frosted window.

## BEDROOM TWO

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

## BATHROOM

A family bathroom briefly comprises the bath with a shower attachment, walk-in shower cubicle, low-level wc, pedestal sink, towel radiator, tiled flooring, ceiling light point, and a frosted window.

## BEDROOM THREE

The third double bedroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the front.

## BEDROOM FOUR

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

## EXTERNAL

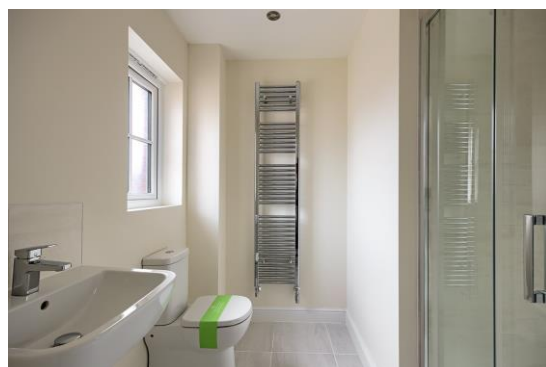
To the rear is a fenced-in garden with a large lawn space.

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

## ADDITIONAL INFORMATION

Tenure = Freehold

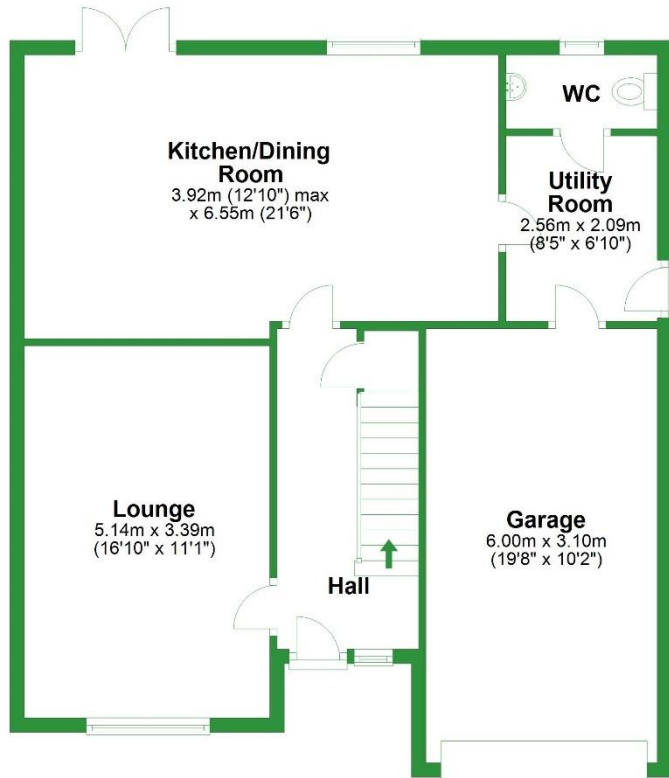
Council Tax Band = tbc





## Ground Floor

Approx. 80.0 sq. metres (861.0 sq. feet)

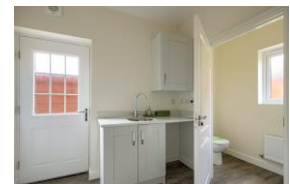
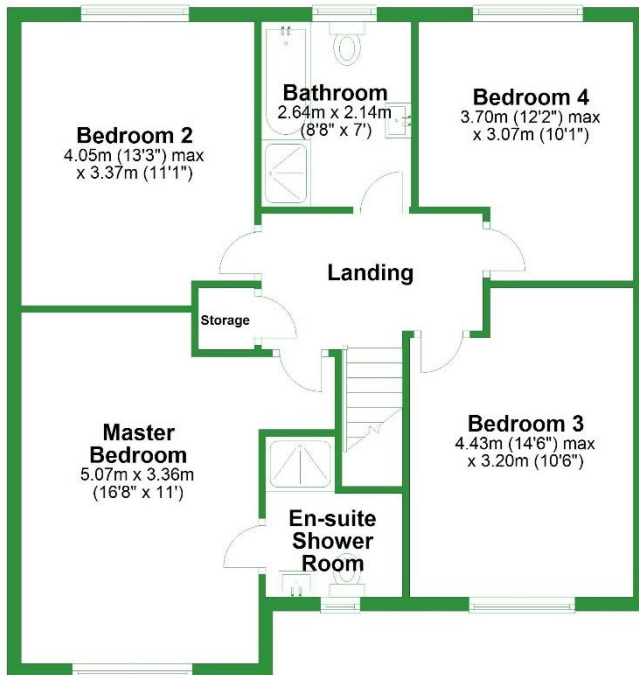


Total area: approx. 151.4 sq. metres (1629.4 sq. feet)

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

## First Floor

Approx. 71.4 sq. metres (768.3 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 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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