



# 1 Fleming Square

Longridge

Offers in the Region of: £154,950



**Pendle Hill  
Properties**





1 Fleming Square, Longridge  
**£154,950 Offers in the  
Region of**

A lovely, well presented, cosy, one-bedroom cottage, set across three floors, located in the heart of Longridge, briefly comprises a lounge, kitchen/dining space, double bedroom, bathroom, downstairs WC, private garden and allocated parking, with stunning views. A perfect home for a first time buyer.



## LOUNGE

Located on the ground floor, the lounge briefly comprises a feature log burner with bricked surround, access to kitchen/diner and first floor landing, double glazed windows to front and rear boasting beautiful views, ceiling light points and radiator.

## KITCHEN / DINING ROOM / WC

Located on the lower ground floor, a well-presented kitchen/diner briefly comprises, a range of wall and base units, five ring gas hob, range cooker, composite sink, tiled walls, an integrated dishwasher, fridge and freezer, tiled floor throughout and ceiling light point. In the dining area, French doors open onto the rear patio, understairs storage, ceiling light point, radiator and windows to the side and rear. A WC that boasts a floating basin sink with chrome taps, low level WC, ceiling spotlights and radiator.

## MASTER BEDROOM

A large master bedroom located on the first floor briefly comprises integrated storage, carpeted flooring, ceiling light point, radiator and double-glazed window to the rear with stunning views.

## BATHROOM

Located within the master bedroom, the bathroom briefly comprises a bath with plumbed shower, low level WC and pedestal sink, wood floor, towel warmer, ceiling light point and frosted window to the front of the property.

## EXTERNAL

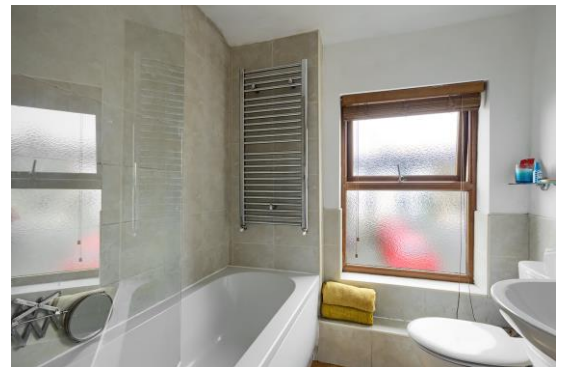
To the front of the property is a planted garden and two private parking spaces. To the rear is an Indian stone patio that wraps around the side of the property, wood store and gated access to the front of the property.

## ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = B

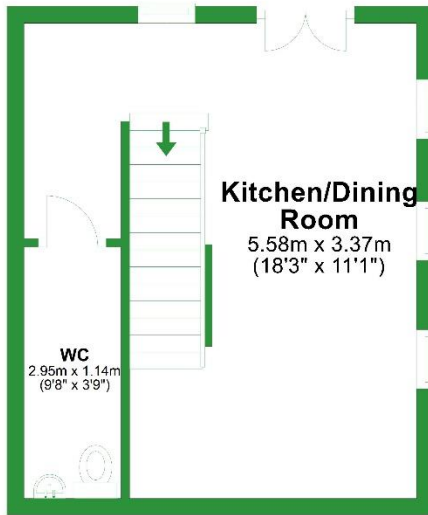
Walk-in wardrobe located on the first floor is carpeted and has a radiator.





### Lower Ground Floor

Approx. 25.7 sq. metres (276.5 sq. feet)



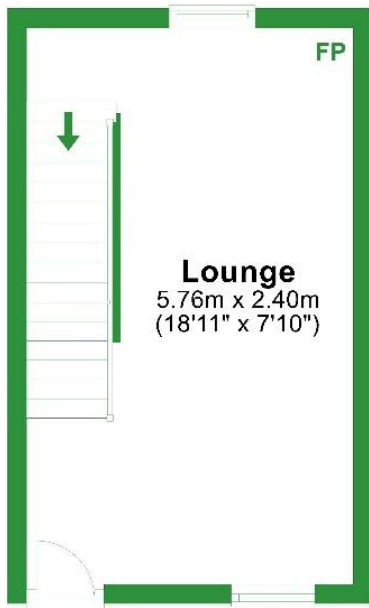
Total area : approx 64.8 sq metres ( 697.7 sq ft )

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



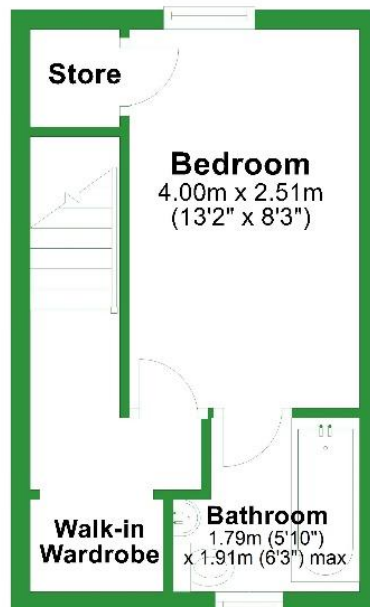
### Ground Floor

Approx. 19.4 sq. metres (208.9 sq. feet)



### First Floor

Approx. 19.7 sq. metres (212.2 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).



**Pendle Hill Properties**

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