



30 Redwood Drive

Longridge

Offers in the Region of: £309,950



**Pendle Hill
Properties**



30 Redwood Drive, Longridge
**£309,950 Offers in the
Region of**

A stunning, well maintained, modern three -bedroom detached property in the sought after village of Longridge, briefly comprises a lounge, open plan kitchen/dining room, family room, utility room, downstairs WC, master bedroom with en-suite, two further double bedrooms, family bathroom, large garden to the rear and off road parking.



LOUNGE

A spacious lounge briefly comprises a feature electric wall mounted fire, double glazed window to the front, under stairs storage, carpeted flooring, a radiator, and a ceiling light point.

KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary granite worktops briefly comprises a four-ring induction hob with overhead extractor, integrated dishwasher and, oven, under mount sink with and mixer tap including instant boiling water, tiled splashback, breakfast bar, laminate flooring, ceiling spotlights, and radiator.

The dining area comprises laminate flooring and ceiling spotlights.

UTILITY/DOWNSTAIRS WC

Located through the kitchen, the utility boasts space for a washer and dryer, laminate flooring, worktop space, and wall-mounted units, an access door to the side of the property, and access to the garage for storage only.

The downstairs WC comprises a low-level WC, cabinet storage sink, ceiling light point, and towel warmer.

FAMILY ROOM

To the rear of the property is a large, spacious second lounge boasting a large, double-glazed window, laminate flooring, ceiling spotlights, and UPVC doors that open onto the rear garden.

MASTER BEDROOM WITH EN-SUITE

A spacious double bedroom with double-glazed windows overlooking the rear of the property briefly comprises carpeted flooring, a ceiling light point, and a radiator.

The en-suite boasts a walk-in shower with rainfall attachment, tiled flooring, storage cabinet sink, low-level WC, towel warmer, and ceiling spotlights.

BEDROOM TWO

A second double bedroom with a double-glazed window overlooking the front briefly comprises integrated storage, carpeted flooring, ceiling light point, and a radiator.

BATHROOM

A family bathroom briefly comprising a bath with overhead rainfall shower attachment, half-tiled walls, low-level WC, storage cabinet sink, towel warmer, tiled flooring, and ceiling spotlights.

BEDROOM THREE

Another double bedroom comprises a double-glazed window to the rear of the property, carpeted flooring, a radiator, and a ceiling light point.

EXTERNAL

To the rear is part grass, part artificial lawn with a block-paved seating area, downlights and side access to the property with security lights.

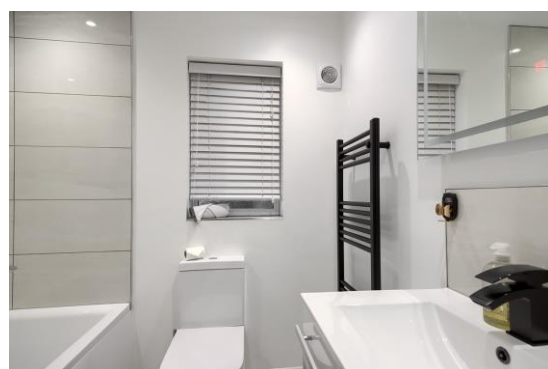
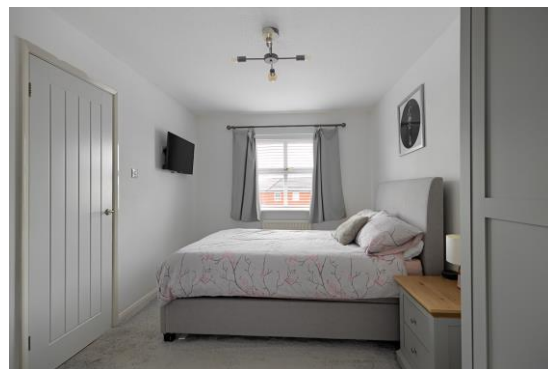
To the front is a block-paved driveway with space for two vehicles and security lights.

External electricity sockets and hot and cold external taps.

ADDITIONAL INFORMATION

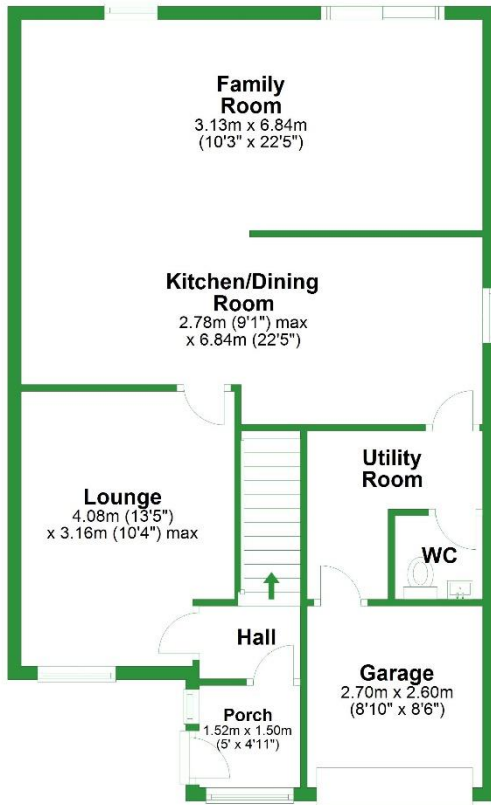
Tenure = Freehold

Council Tax Band = D



Ground Floor

Approx. 73.3 sq. metres (788.7 sq. feet)

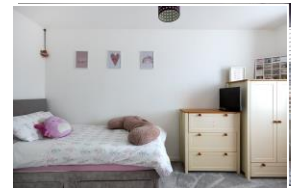
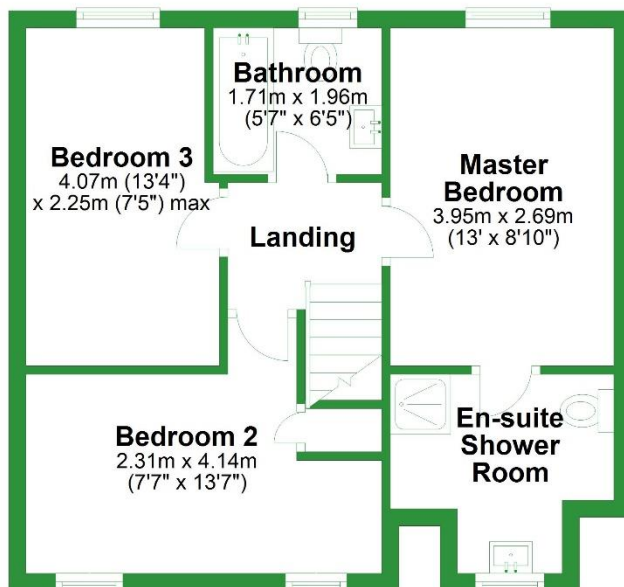


Total area: approx. 115.7 sq. metres (1245.4 sq. feet)

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

First Floor

Approx. 42.4 sq. metres (456.6 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 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).



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