

*23 Oystercatcher Lane
Longridge*

Offers in the Region of: £235,000



**Pendle Hill
Properties**



23 Oystercatcher Lane,
Longridge
£235,000 Offers in the region of

A newly built three-bedroom semi-detached family home in the beautiful village of Longridge briefly comprises a lounge, kitchen/dining room, downstairs WC, a master bedroom with ensuite, a further two bedrooms, family bathroom, large gardens to the front and rear, and driveway.



LOUNGE

A spacious lounge briefly comprises a large, double-glazed window to the front of the property, carpeted flooring, ceiling light point and a radiator.

KITCHEN/DINING ROOM

A modern kitchen/dining room with a range of base and wall-mounted units briefly comprises an integrated dishwasher, oven, and fridge freezer, four ring gas hob, laminate worktops, stainless steel sink with mixer tap, double-glazed window to the rear, laminate flooring and ceiling spotlights.

The dining area comprises a ceiling light point, laminate flooring, and a radiator. Access to under-stair storage and UPVC doors onto the rear garden.

DOWNSTAIRS WC

The downstairs WC, briefly comprises a low-level WC, pedestal sink, laminate flooring, radiator and LED ceiling light point.

MASTER BEDROOM WITH EN-SUITE

A large master bedroom briefly comprises double-glazed window to the front of the property, fitted mirrored wardrobes, carpeted flooring, a ceiling light point, and a radiator.

The en-suite boasts a large shower cubicle, pedestal sink, low-level WC, fully tiled walls and flooring, towel warmer, and ceiling spotlights.

BEDROOM TWO

A second double bedroom comprises fitted mirrored wardrobes, carpeted flooring, double-glazed window to the rear of the property, ceiling light point, and a radiator.

BATHROOM

A family bathroom boasts half tiled walls, a bath, electric shower with two overhead attachments, tiled flooring, ceiling spotlights, pedestal sink, a low-level WC, a towel warmer, and a frosted window to the front.

BEDROOM THREE

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

EXTERNAL

To the front of the property is a large lawned garden, multi-vehicle driveway and EV charging point.

To the rear of the property is a spacious lawned garden with a flagged Indian stone border and a large storage shed.

ADDITIONAL INFORMATION

Tenure = Freehold

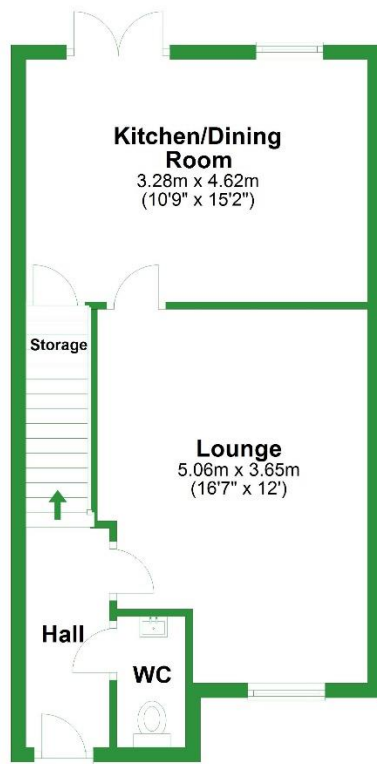
Council Tax Band = C

EV charging point to the side of the property



Ground Floor

Approx. 40.9 sq. metres (439.9 sq. feet)

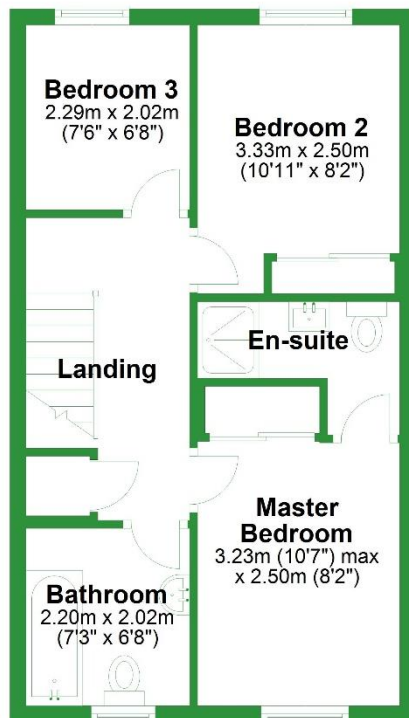


Total area: approx. 79.9 sq. metres (859.7 sq. feet)

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

First Floor

Approx. 39.0 sq. metres (419.7 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 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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