



*20 Parr Way  
Longridge*

*Offers in the Region of: £189,950*



**Pendle Hill  
Properties**



*20 Parr Way, Longridge*  
*£189,950 Offers in the Region of*

A two-bedroom semi-detached newly built bungalow located on the outskirts of Longridge briefly comprises a lounge, kitchen/dining room, bathroom, two bedrooms, and rear garden.



## LOUNGE

A spacious lounge with upvc patio doors to the rear comprises carpeted flooring, ceiling light points, and a radiator.

## KITCHEN/DINING ROOM

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, stainless steel sink with mixer tap, integrated oven, fridge/freezer and washing machine, tiled flooring, radiator, ceiling light point, double-glazed window, and upvc door to the rear.

## BEDROOM ONE

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

## BEDROOM TWO

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

## BATHROOM

A family bathroom comprises a bath with shower attachment, low level WC, pedestal sink, half tiled walls, towel warmer, tiled flooring, ceiling spotlights, and frosted window to the side.

## EXTERNAL

The front of the property boasts a driveway for two vehicles.

To the rear is a large fenced-in garden boasting both lawn and patio space with a storage wooden shed.

## ADDITIONAL INFORMATION

Tenure = Freehold

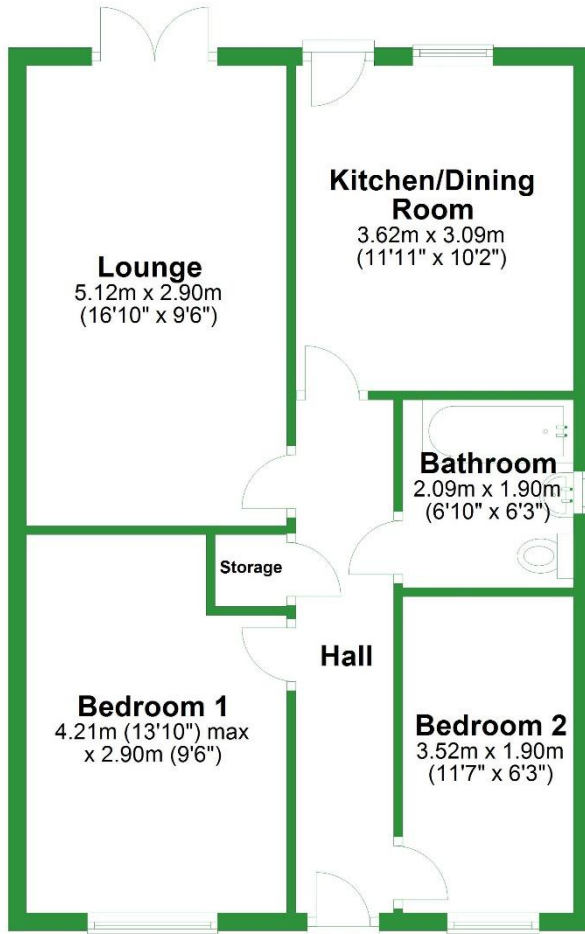
Council Tax Band = C

Maintenance fees – not applicable until development is complete.



## Ground Floor

Approx. 57.4 sq. metres (618.2 sq. feet)



Total area: approx. 57.4 sq. metres (618.2 sq. feet)

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



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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