



60 The Ridings

Longridge

Offers in the Region of: £229,950



**Pendle Hill
Properties**



*60 The Ridings, Longridge
£229,950 Offers in the
Region of*

This newly built, three bedroom property in the heart of Longridge briefly comprises a lounge, kitchen/dining room, utility, WC, master bedroom with en-suite, two further bedrooms, family bathroom, large garden to the rear and allocated parking.



LOUNGE

A spacious lounge with double glazed windows to the front of the property briefly comprises carpeted flooring, a ceiling light point, radiator and integrated storage.

KITCHEN/DINING

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises a four-ring induction hob with overhead extractor, stainless steel sink with mixer tap, integrated fridge-freezer, oven, and dishwasher, vinyl flooring, ceiling spotlights, and a double-glazed window to the rear.

The dining area comprises UPVC doors opening onto a flagged patio, vinyl flooring, ceiling spotlights and a radiator.

UTILITY/ WC

The utility space briefly comprises a base unit with laminate worktops, space for appliances, vinyl flooring, ceiling light point and access to the downstairs WC.

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

MASTER BEDROOM WITH EN-SUITE

A spacious master bedroom boasts carpeted flooring, ceiling light point, radiator, fitted wardrobes and a double-glazed window to the rear.

The en-suite briefly comprises vinyl flooring, a walk-in shower, low level WC, pedestal sink, a radiator, ceiling light point, and a frosted window.

BEDROOM TWO

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

BATHROOM

The bathroom briefly comprises vinyl flooring, bath with shower attachment, pedestal sink, low-level WC, radiator, and a ceiling light point.

BEDROOM THREE

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

EXTERNAL

To the rear of the property is a flagged patio area, a large fenced in lawn with large garden shed.

To the front of the property is allocated parking for two vehicles.

ADDITIONAL INFORMATION

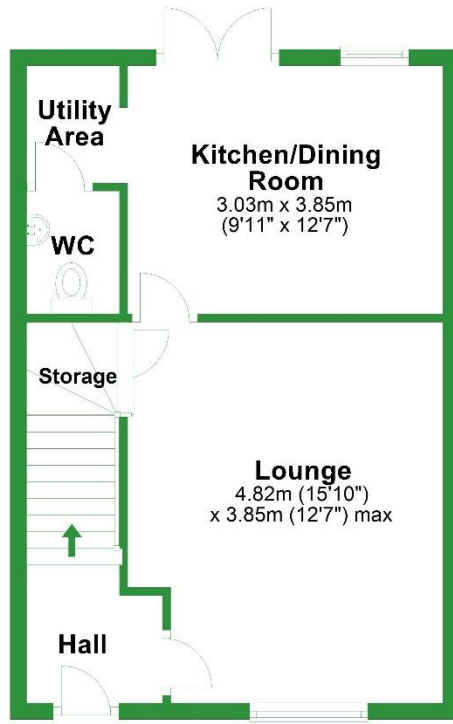
Tenure = Freehold

Council Tax Band = C



Ground Floor

Approx. 39.9 sq. metres (429.0 sq. feet)

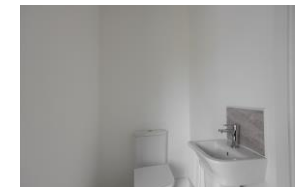
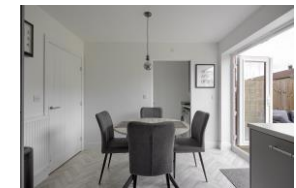
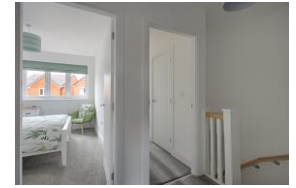
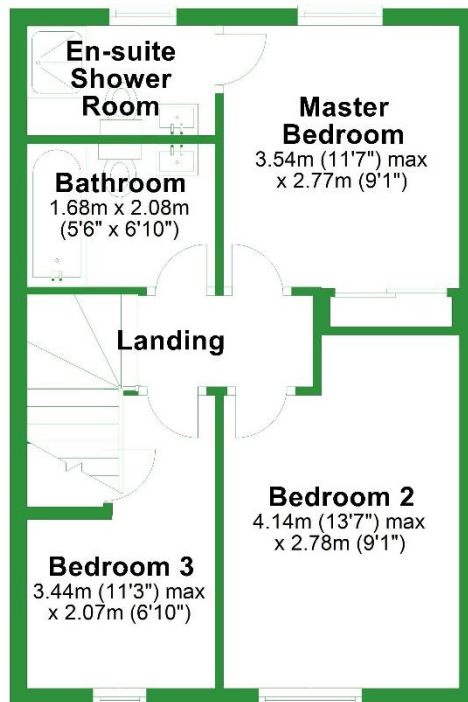


Total area: approx. 79.3 sq. metres (854.1 sq. feet)

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

First Floor

Approx. 39.5 sq. metres (425.1 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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