



6 Primrose Road

Longridge

Offers in the Region of: £137,000



**Pendle Hill
Properties**



6 Primrose Road, Longridge
**Offers in the region of
£137,000**

A beautiful two-bedroom property in the highly sought after town of Longridge, located close to local amenities, briefly comprises a kitchen, open plan lounge/dining space, two bedrooms, a bathroom, and rear garden.



LOUNGE/ DINING ROOM

A open plan lounge/ dining room briefly comprises laminate flooring, ceiling light point, radiators and a large UPVC doors opening out to the rear of the property.

KITCHEN

A kitchen with a range of base and wall-mounted units with laminate worktops briefly comprises a stainless-steel sink, laminate flooring, ceiling light point, and double-glazed window overlooking the front of the property.

DOWNSTAIRS WC

Downstairs WC comprises a low-level WC, pedestal sink, radiator, and a ceiling light point

BEDROOM ONE

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

BEDROOM TWO

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

BATHROOM

The bathroom comprises a bath fitted with an overhead shower attachment, a low-level WC, a pedestal sink, radiator and ceiling light point.

EXTERNAL

To the rear of the property is a fenced partially lawned garden with flagged path to the side and log cabin.

To the front of the property is allocated parking and an electric vehicle charging point.

ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = B

Maintenance Fees – not applicable approx. £100-£150 per year.

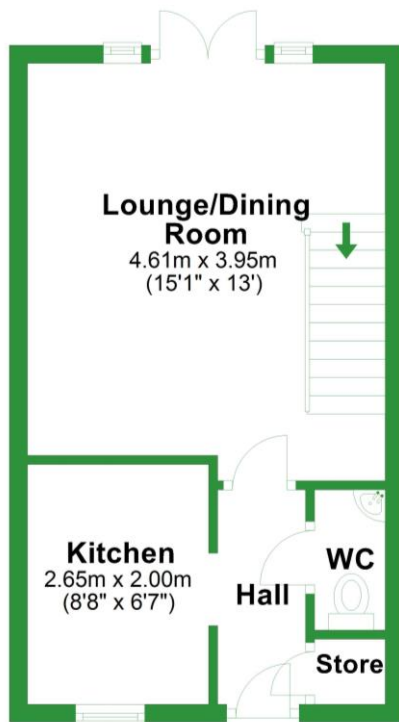
Affordable discount to market housing scheme.

Subject to 106 agreement criteria.



Ground Floor

Approx. 28.0 sq. metres (301.0 sq. feet)

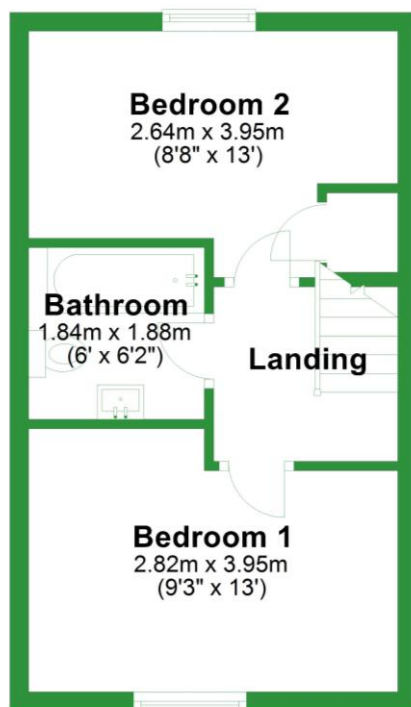


Total area: approx. 55.9 sq. metres (602.0 sq. feet)

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

First Floor

Approx. 28.0 sq. metres (301.0 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 tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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