



89 Hacking Drive

Longridge

Offers in the Region of: £249,950



**Pendle Hill
Properties**



89 Hacking Drive, Longridge
**£249,950 Offers in the
Region of**

A great family home located in Longridge, briefly comprises a lounge, kitchen, dining room, utility room, study/bedroom four, master bedroom with ensuite, two further bedrooms, family bathroom, rear patio, front and back garden and driveway.



LOUNGE

Located to the front of the property, the lounge briefly comprises carpeted flooring, a gas fire, wall-mounted light points, a radiator, and a large, double-glazed window.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops, comprises an integrated electric double-oven with a multi-ring gas hob and overhead extractor, dishwasher, space for a fridge-freezer, stainless steel sink with drainers and mixer tap, vinyl flooring, a radiator, ceiling spotlights, two double-glazed window to the rear, and a upvc door into the garden.

DINING ROOM

The dining room briefly comprises a radiator, ceiling light point, laminate wood flooring, and a double-glazed window to the rear of the property.

BEDROOM FOUR/STUDY

Bedroom four briefly comprises carpeted flooring, two radiator, two ceiling light points, and two large, double-glazed windows to the front.

UTILITY ROOM

The utility room briefly comprises wall and floor units, plumbing for a washing machine, a composite sink with drainers and tap, a ceiling light point, a radiator, and vinyl flooring.

MASTER BEDROOM WITH EN-SUITE

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

The en-suite briefly comprises a walk-in shower with overhead attachment, storage basin sink, low level WC, towel warmer, ceiling light point, light up LED mirror, tiled flooring, and a frosted window to the front.

BEDROOM TWO

The second bedroom comprises carpeted flooring, two ceiling light points, a radiator, and double-glazed windows to the front and rear of the property.

BATHROOM

The bathroom briefly comprises a low-level WC, bath, walk-in shower with overhead attachment, vinyl flooring, two ceiling light points, towel warmer, storage basin sink, and a large, frosted window to the rear.

BEDROOM THREE

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

EXTERNAL

To the rear of the property, there is a patio with a garden area, along with a shed with power and lighting.

To the front of the property, there is a garden and a driveway.

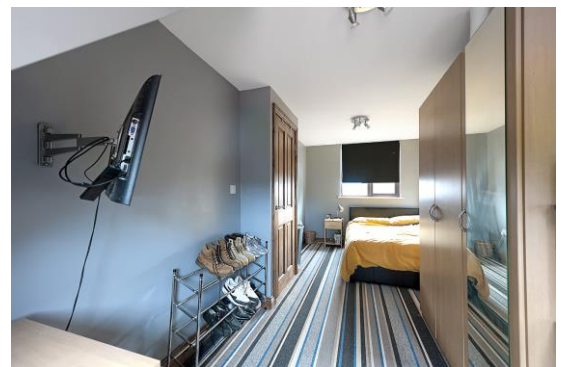
There are electric sockets at both the front and rear of the property.

ADDITIONAL INFORMATION

Tenure = Freehold

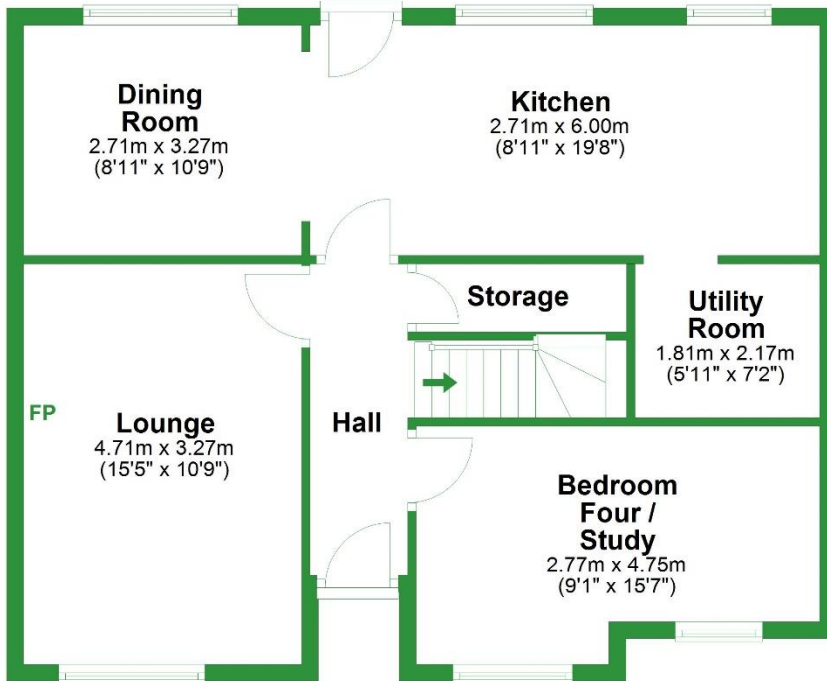
Council Tax Band = C

The attic is boarded.



Ground Floor

Approx. 67.8 sq. metres (729.7 sq. feet)

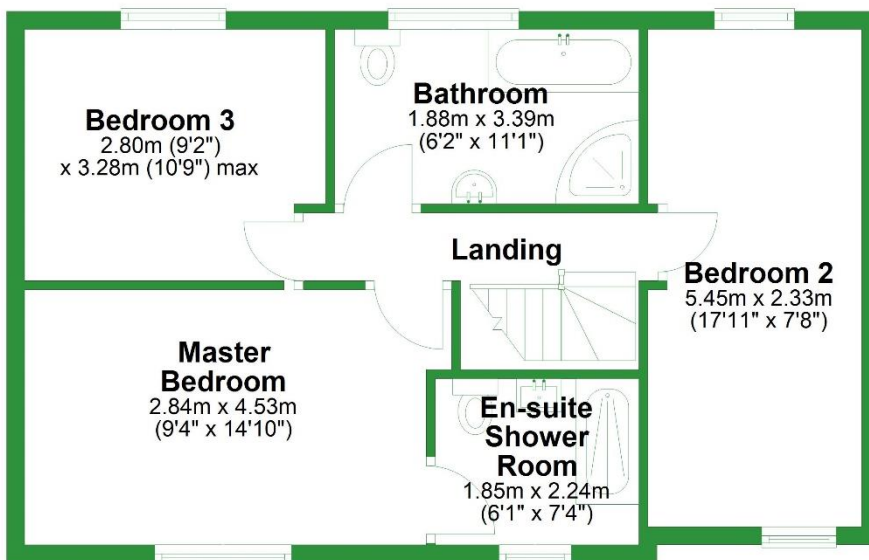


Total area: approx. 120.8 sq. metres (1300.4 sq. feet)

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

First Floor

Approx. 53.0 sq. metres (570.7 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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