BEN ROSE

Caton Close, Longridge, Preston **Offers Over £165,000**

Ben Rose Estate Agents are pleased to present to the market this NO CHAIN, three-bedroom semi-detached property, located in a highly sought-after area of Longridge. This home would be ideal for first-time buyers and is well positioned for local amenities, while also benefiting from excellent access to motorway links. Early viewing is highly recommended to avoid potential disappointment.

Stepping into the property, you will find yourself in the entrance porch, which provides convenient access to the understairs storage. To the right, you will enter the open-plan lounge/diner. The lounge features a charming log-burning fireplace and a large window overlooking the front aspect, while the dining area offers ample space for a family dining table. From here, you will find the kitchen at the rear of the property. The kitchen provides generous storage and space for freestanding appliances, with a single door leading out to the garden. Completing the ground floor is the three-piece family bathroom with an over-the-bath shower.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage and housing the boiler. Additional storage space is also available on the landing. The property also benefits from having a boarded out loft space, which has been carpeted and also incorporates a velux window to allow the natural light to come in.

Externally, the property benefits from a private driveway providing off-road parking and access to the attached garage. The garage is equipped with power and lighting and can be accessed from both the front and rear, offering practical additional storage or utility space.

To the rear is a low-maintenance, L-shaped garden featuring a large flagged patio and a dedicated wood storage area.

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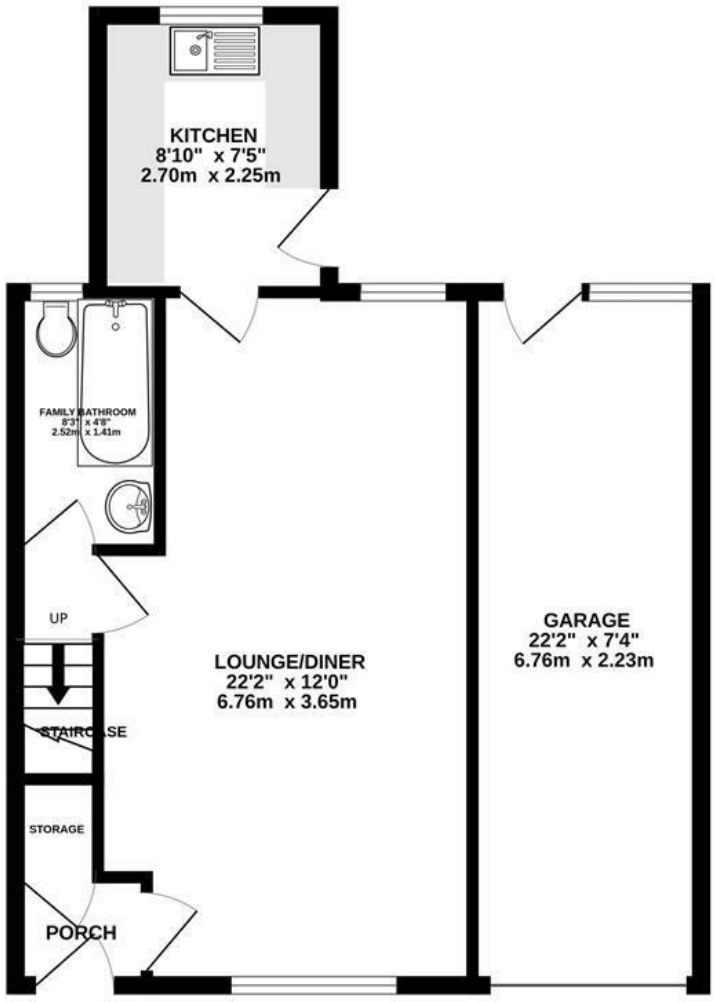
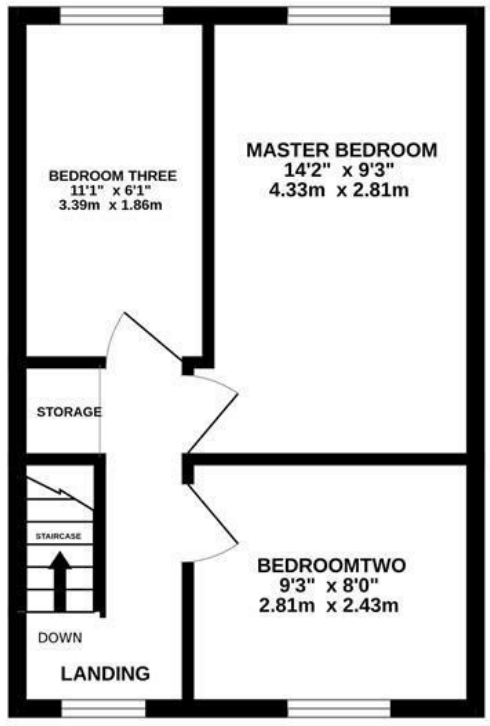
GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.

1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.





TOTAL FLOOR AREA : 878 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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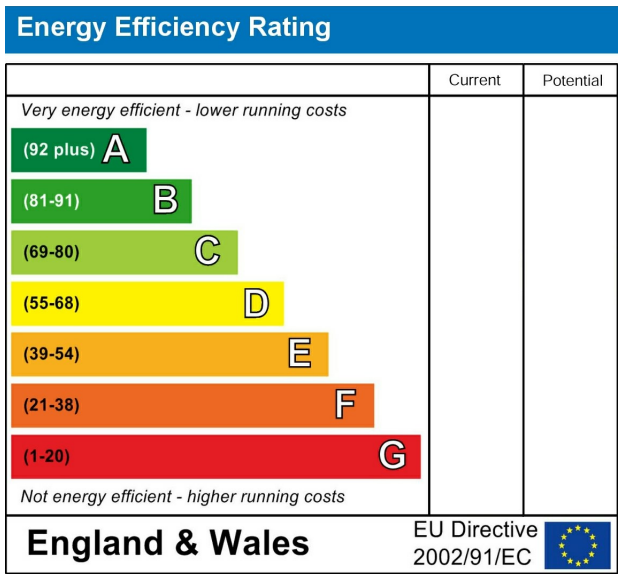

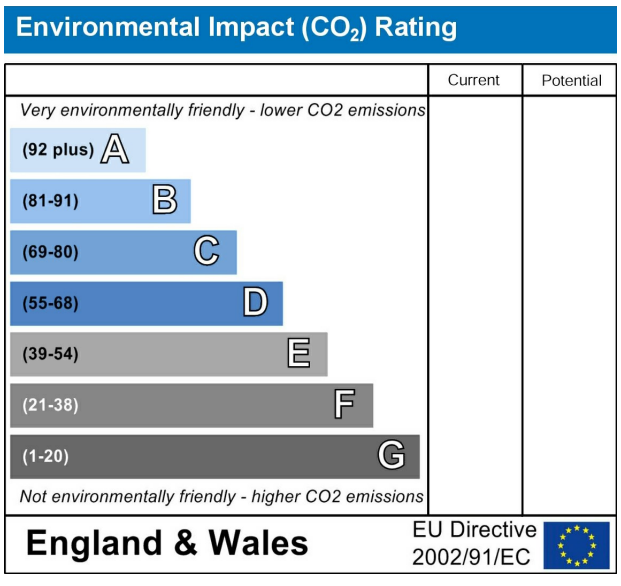

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