



### 3 Tan Yard Court Tootle Green, Longridge, PR3 3UU

£179,995

 2  1  1  B

Located in a lovely residential area on Tootle Green. This modern semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a delightful new home. The property boasts a well-designed layout, featuring a welcoming reception room that is enhanced by French doors leading directly to the garden, allowing for an abundance of natural light and a seamless connection to the outdoor space.

The kitchen, positioned at the front of the house, is practical and functional, making it an ideal space for culinary enthusiasts. The ground floor also includes a convenient WC, adding to the overall practicality of the home. Upstairs, you will find two comfortable bedrooms, perfect for relaxation or as versatile spaces for guests or a home office. The family bathroom is well-appointed, catering to all your needs.

Externally, the property benefits from driveway parking located at the rear, ensuring ease of access and additional convenience. The front of the house offers a pleasant aspect, contributing to the overall appeal of this lovely residence.

Situated in a popular residential location, this home is not only modern but also comes with the added advantage of no onward chain, making it an attractive proposition for those looking to move swiftly. With an impressive EPC rating of B, this property is energy efficient, promising lower utility bills and a reduced environmental impact.

In summary, this semi-detached house in Tootle Green is a wonderful opportunity to acquire a modern home in a desirable area, perfect for those seeking comfort and convenience. NO CHAIN.

























Road Map



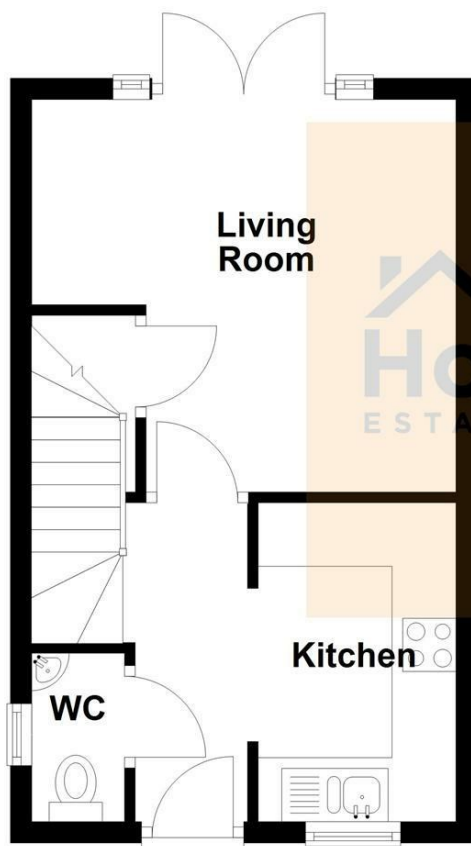
Hybrid Map



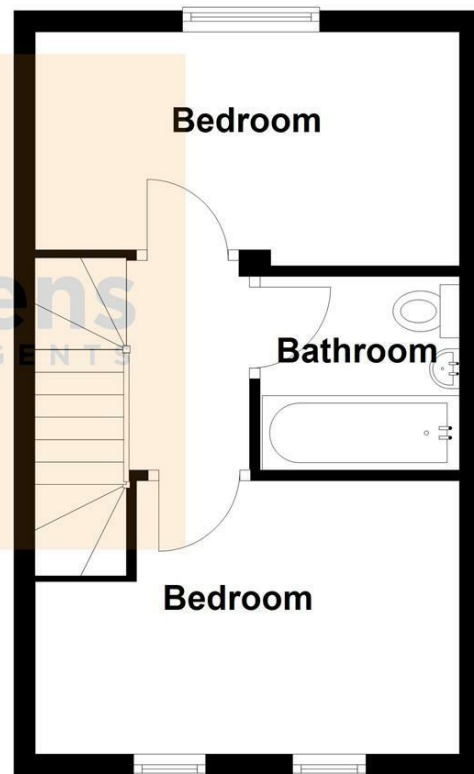
Terrain Map



Ground Floor



First Floor



## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

### Misdescriptions Act

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.