



2 Bird Tree Court, Longridge, Preston, PR3 2RY

**Offers In The Region Of**

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Nestled in a cul-de-sac position on Bird Tree Court, Longridge, this stunning detached house is a perfect family home, offering both space and comfort. Set over three well-designed floors, the property boasts four generously sized bedrooms, ensuring ample room for family living or guests. The master suite features an en-suite bathroom, and the main bathroom to the first floor and to the second floor there are two additional bedrooms and a further bathroom en-suite, providing convenience and privacy for all.

The heart of the home is undoubtedly the fantastic dining kitchen complete with AEG appliances, presented to a very high standard. With doors leading directly to the attractive landscaped rear garden, this space is ideal for entertaining or enjoying family meals. The living room offers a welcoming atmosphere, perfect for relaxation after a long day. Additionally, the ground floor includes a convenient WC, enhancing the practicality of the layout.

Set within a generous plot, the property features off-road parking and a detached garage, providing ample space for vehicles and storage. The rear garden is a delightful outdoor space, perfect for children to play or for hosting summer gatherings.

This beautiful family home combines modern living with a peaceful setting, making it an excellent choice for those seeking a quality lifestyle in Longridge. With its high standard of presentation and thoughtful design including Amtico flooring and fitted blinds, this property is sure to impress.

























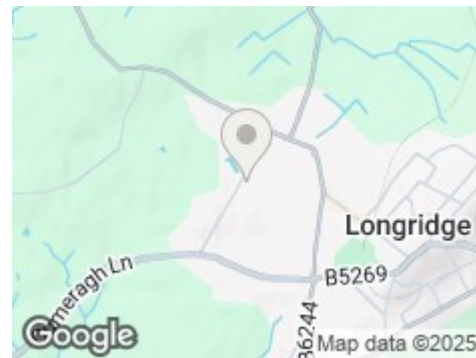
## Road Map



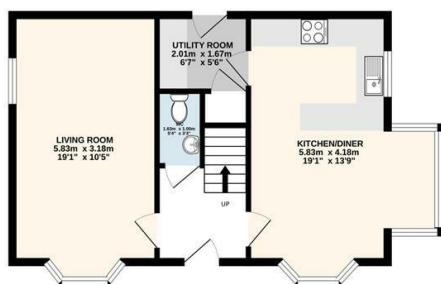
## Hybrid Map



## Terrain Map



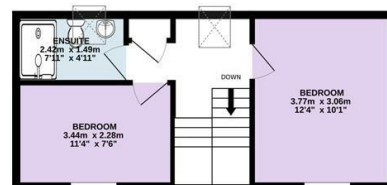
GROUND FLOOR  
48.3 sq.m. (520 sq.ft.) approx.



1ST FLOOR  
44.8 sq.m. (482 sq.ft.) approx.



2ND FLOOR  
31.1 sq.m. (334 sq.ft.) approx.



TOTAL FLOOR AREA: 124.2 sq.m. (1337 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## 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**

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