GUILDHALL
SALES & LETTINGS



23 Carnation Drive

Longridge, Preston, PR3 2DX

Offers Over £240,000

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THREE BEDROOMED SEMI-DETACHED PROPERTY WITHIN A WELL SOUGHT AFTER LOCATION WITH NO CHAIN DELAY

Guildhall Sales and Lettings are delighted to present to the market this well-proportioned three-bedroom semi-detached family home, situated in the highly desirable market town of Longridge. Offering spacious accommodation throughout, off-road parking and an enclosed rear garden, this property is ideally suited to first-time buyers, growing families and those looking to upsize, whilst benefiting from excellent access to local amenities, highly regarded schools and transport links.

The accommodation briefly comprises an entrance hallway, spacious lounge, modern fitted kitchen and a convenient ground floor WC. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside a contemporary family bathroom.

Externally, the property enjoys a driveway to the front providing off-road parking. To the rear is a private enclosed garden, mainly laid to lawn with a patio seating area, offering the perfect setting for outdoor







Ground Floor

Entrance
Composite front entrance door, central heating radiator, smoke alarm, staircase to the first floor and door to reception room one.

Reception Room One
UPVC double glazed leaded window, central heating radiator and door to the hallway.

Hallway
Lino flooring and doors to the ground floor WC and kitchen.

Ground Floor WC
UPVC double glazed leaded window, central heating radiator, shaker wall and base units with marble effect surfaces and tiled splash backs, extractor hood with a four ring hob and electric oven, space for a fridge freezer, plumbing for a washing machine and dishwasher, lino flooring and UPVC double glazed French rear entrance doors.

First Floor

Landing
Smoke alarm, loft access and doors to three bedrooms and the family bathroom.

Bedroom One
UPVC double glazed window, central heating radiator and door to the en suite.

En Suite
UPVC double glazed frosted window, central heating radiator, partially tiled elevations, pedestal wash basin with mixer tap, dual flush WC and direct feed shower enclosure.

Bedroom Two
UPVC double glazed window and central heating radiator.

Bedroom Three
UPVC double glazed window and central heating radiator.

Bathroom
UPVC double glazed frosted window, central heating radiator, partially tiled elevations, pedestal wash basin with mixer tap, dual flush WC, panelled bath with mixer tap and lino flooring.

External

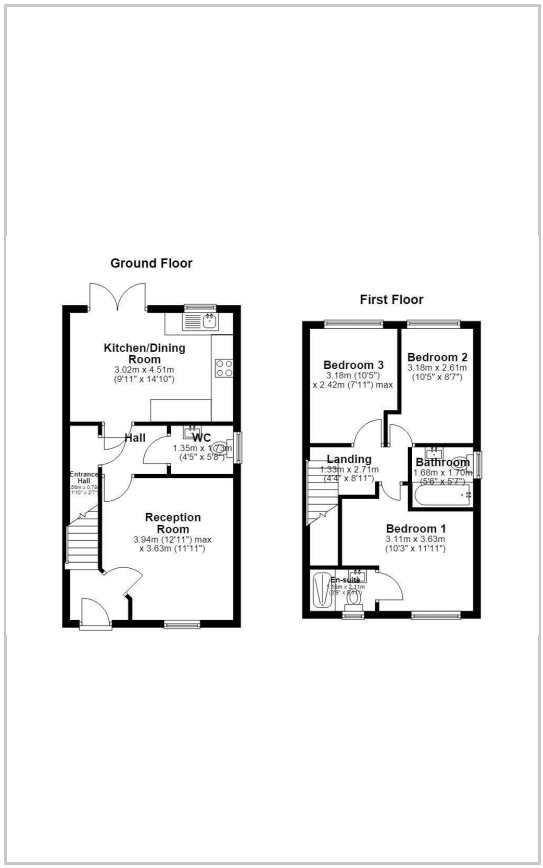
Rear
Laid to lawn garden with a paved patio seating area.

Front
Laid to lawn garden with paved patio seating area, wood chippings and driveway.

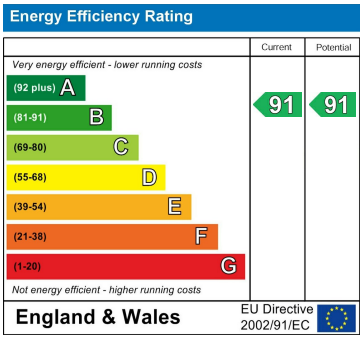
Area Map



Floor Plans



Energy Efficiency Graph



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