

# 22 Dilworth Lane, Longridge, Preston PR3 3ST



## Preston (M6 Motorway) 7 Miles

Clitheroe (A59) 10 Miles

A charming three bedroom true bungalow constructed in mellow cavity brick under a slate roof with spacious lounge, snug, fully fitted kitchen and conservatory leading out to a stone flagged patio with private garden surround. The property has a detached car garage with driveway and is within easy walking distance of Berry Lane shopping and medical centre. The bungalow is south facing with far reaching views and enjoys all the best sunlight.

Viewing is strictly by appointment through the selling agents - Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH. Tel. 01200 441351 or email to [sawley@rtturner.co.uk](mailto:sawley@rtturner.co.uk)

**Council Tax** - band E

**Energy Performance Certificate** – band D

**Price** Offers circa £345,000 seriously considered.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

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### **Front Entrance Porch**

Double glazed framework with sliding door leading over a tiled floor and under an archway to an inner solid front door with central coloured glass leading into the hallway 20' 4" x 3' 10" with carpeted floor, wall radiator, centre ceiling light, pull down ladder to a boarded floor loft and entrances to all the rooms.

### **Lounge**

19' 6" x 12' 10" with fitted carpet, front bay window with undersill radiator, fireplace with polished wood surround, marble back and hearth with coal effect gas fire, wired for two centre ceiling lights and entrances from the hall and dining kitchen.

### **Dining Kitchen**

13' 10" x 13' 0" / 12' 0" with fitted carpet and part lino covered floor, range of light oak wall cupboards, glass front display cupboards, and worktop units with tiled splash back, stainless steel single drainer sink unit under the gable window, Montpellier oven with four ring ceramic hob, Carrera dishwasher, wall radiator, wired for two centre ceiling lights, Worcester wall mounted gas fired boiler in matching light oak cupboard surround and entrances to the lounge, the hall and the rear conservatory.

### **Conservatory**

28' 3" x 8' 6" in upvc double glazed framework under a double skin perspex ceiling, part carpeted and part lino covered flooring, range of wall cupboards and work top cupboards, space and plumbing for a clothes washer, wall radiator, rear glazed entrance door and sliding glass patio door and wired for two wall lights.

### **Shower Room**

8' 9" x 6' 9" with tiled floor and full height wall tiling, frosted window to the conservatory, curved glass shower closet, sky light and wired for centre ceiling light, chrome wall mounted heated towel rail, tiled top vanity unit with white inset wash basin and low flush toilet in white.

### **Snug / Bedroom 3**

12' 7" x 9' 10" with fitted carpet, gable window with undersill radiator, door to the hall, double glazed doors to the conservatory and wired for centre ceiling light.

### **Middle Bedroom 2**

12' 6" x 10' 10" with fitted carpet, gable window with undersill radiator, range of fitted wardrobes and dressing table and wired for centre ceiling light.

### **Front Bedroom 1**

13' 0" x 12' 6" with fitted carpet, bay window with undersill radiator, range of fitted wardrobes with dressing table and matching bedhead surround with overhead cupboards and side shelves extending down to bedside drawers each side and wired for centre ceiling light.

### **Services**

Mains water, electricity, gas and drainage. Gas fired central heating. Double glazing throughout. Roof and loft insulation. Outside water tap.

### **Outside**

Front garden with lawn, flower boarder and driveway. Rear garden with stone flagged patio, raised lawn with flower boarders, hedge, timber panelled fence and wood frame greenhouse.

### **Detached Car Garage**

20' 0" x 10' 6" constructed of precast concrete panels with flat composite felt roof cladding, concrete floor, double glazed windows to the rear and side, upvc single door side entrance, electric operated up and over fibre glass car entrance, two fluorescent strip lights and two double power sockets.

Lounge



Lounge



**The Hall**



**Conservatory**



**Shower Room**



**Middle Bedroom 2**



**Kitchen**



**Kitchen**



Front Bedroom 1



Snug/Bedroom 3



Snug/Bedroom 3





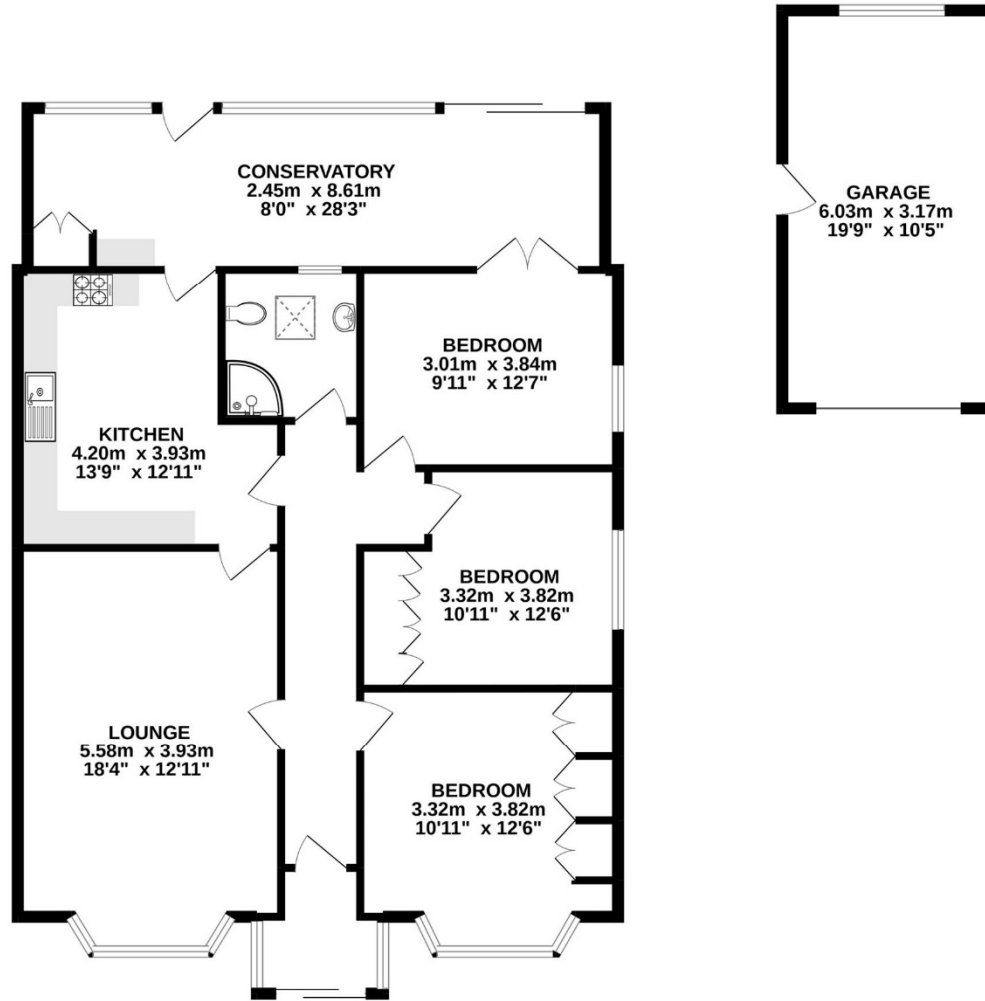
**Conservatory**

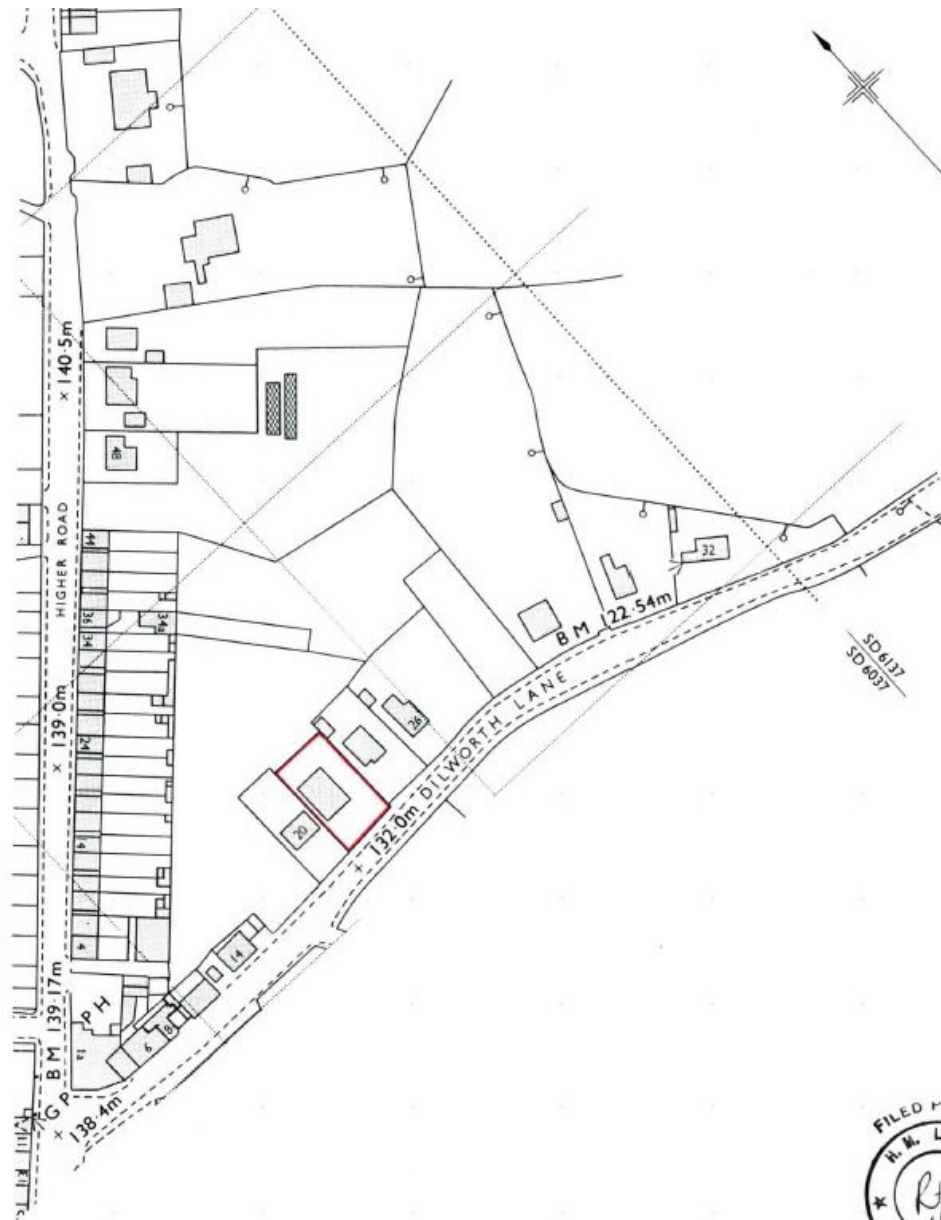


**Patio**



GROUND FLOOR





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