



16 Camellia Street, Longridge  
Preston

Chain Free £245,000

Being sold via our secure Go Xchange secure service. A buyers protection fee of 3% including vat of the purchase price (subject to a minimum £6000 including vat) is payable on offer acceptance with 60 day completion deadline to exclusively reserve the property. This fee is in addition to the purchase price.

No Onward Chain.



## 16 Camellia Street, Longridge, Preston

**\*SOUGHT AFTER DEVELOPMENT \*MODERN \*LOW MAINTANANCE\*** - Close to LONGRIDGE town centre you will find this bright and spacious three bedroom end terrace. The property briefly comprises to the ground floor a study, cloaks and a good sized dining kitchen. To the first floor is the master bedroom with en-suite bathroom and lounge, to the second floor you will find a family bathroom and two further bedrooms.

The property benefits from off road parking to the front and an enclosed rear garden with gated side access to the front. Perfectly positioned for all Longridge amenities including schools, medical professional, supermarkets and plenty of independent retailers, cafes and public houses. For those needing to go further a field there is a regular bus route to Preston City centre with its main line railway, and good access the the M6 motorway network.

### Ground Floor

Entrance Hall

From the front door to the left of the hall you will find a door to the cloaks and storage cupboard, to the right door to study and to the rear door to the kitchen diner. Stairs to the first floor

Downstairs W.C

Study

Window to front. Radiator

Kitchen/Diner

The kitchen is fitted with a range of modern wall and base units. Stainless steel sink with tap over. Integrated electric oven and hob with extractor over. There is a good sized dining area for entertaining. French style doors lead to the rear garden.

Cloakroom

Washbasin and WC.

### First Floor

Landing

Door to master bedroom. Door to lounge. Stairs to second floor

Bedroom One

Window to rear door to en-suite

En-suite

Washbasin. WC. Shower

Lounge

Window to front

### Second Floor

Landing

Doors to bedroom two and three. Door to family bathroom. Loft hatch

Bedroom Two

Window to rear

Bedroom Three

Window to front

Bathroom

### Externally

Rear Garden

Enclosed space mainly laid to lawn with flagged patio area.

Front

Parking for two cars.

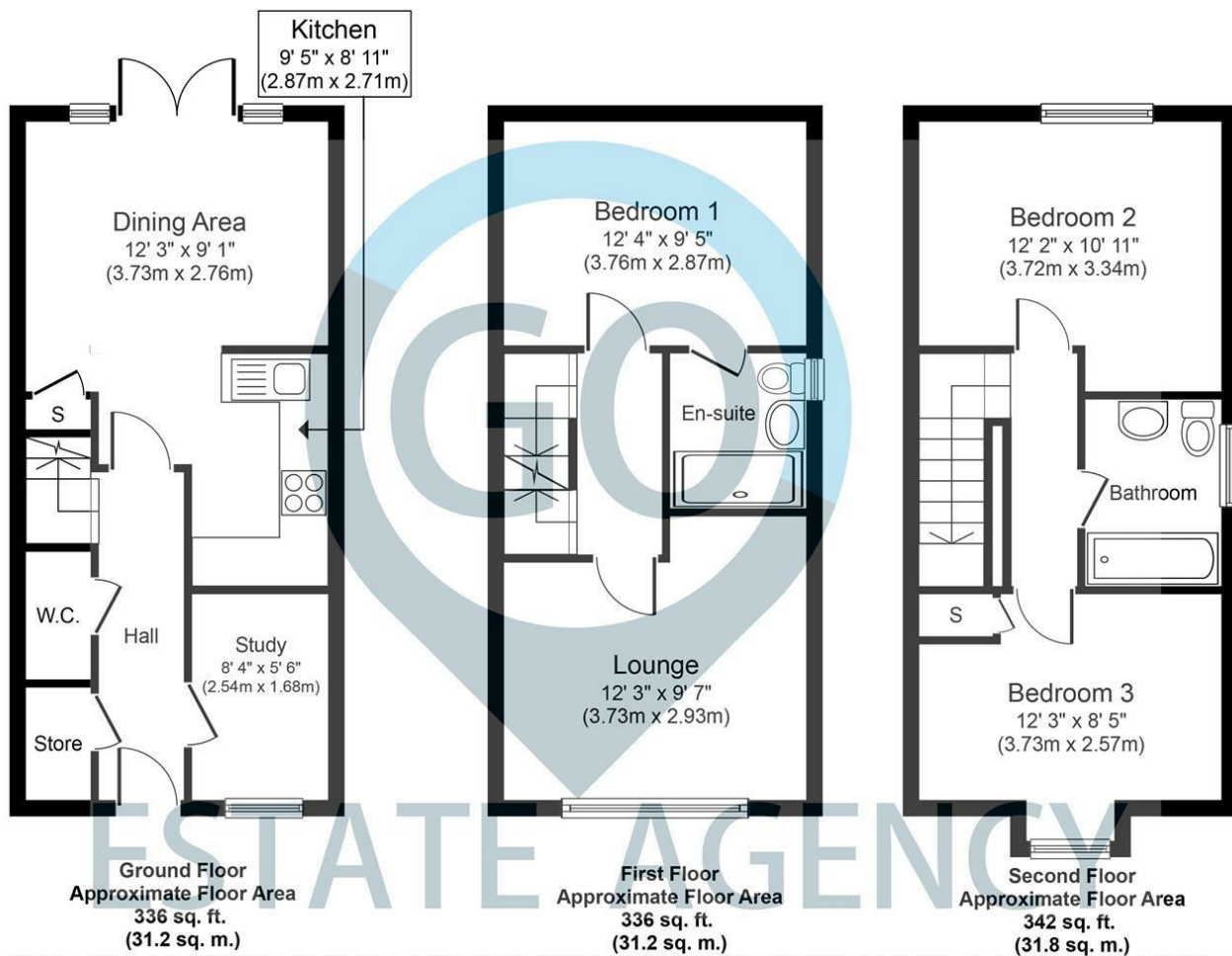
EPC rating B

Property tenure Freehold

Council tax band D

IMPORTANT NOTE TO PURCHASERS:

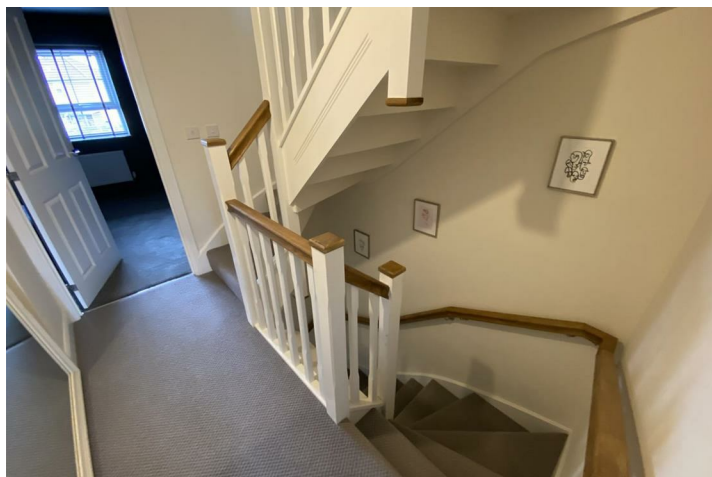
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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