



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Longridge Road, Chipping, PR3 2QD

£1,350

PERFECT THREE BEDROOM FAMILY HOME

Nestled in the picturesque Ribbles Valley village of Chipping, this charming semi-detached house on Longridge Road offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The heart of the home features a gorgeous living room that invites relaxation, complemented by a spacious kitchen diner, ideal for entertaining guests or enjoying family meals.

Additionally, the property boasts a lovely garden room, providing a serene space to unwind while overlooking the garden. A separate utility room adds practicality to daily living, and a downstairs WC enhances the convenience for both residents and visitors alike.

Situated in a handy location, this home is well-placed for local schooling, making it an excellent choice for families. Furthermore, it offers easy access for commuting to the neighbouring towns of Clitheroe and Longridge, ensuring that you are well-connected while enjoying the tranquillity of village life.

This property presents a wonderful opportunity to embrace the charm of Chipping, with its scenic surroundings and community spirit. Do not miss the chance to make this delightful house your new rental home. Please contact our Lettings team at your earliest convenience.

# Longridge Road, Chipping, PR3 2QD

£1,350



- Charming Ribble Valley Village Location
- Ideal Family Home
- Council Tax Band C
- Three Bedrooms
- Close Proximity to Local Amenities
- EPC Rating: E

- Spacious Living Room Plus Garden Room
- Low Maintenance Exterior
- Private Off-Road Parking on Driveway

## Ground Floor

### Entrance

Hardwood single glazed frosted door to hallway

### Hallway

11'10 x 5'11 (3.61m x 1.80m)

Smoke alarm, parquet wood flooring, stairs to the first floor, doors to reception room one and kitchen/diner

### Reception Room One

11'11 x 11'10 (3.63m x 3.61m)

Hardwood double glazed bay window, cast iron log burning stove with flagstone hearth and brick surround

### Kitchen/Diner

16' x 8'10 (4.88m x 2.69m)

Hardwood double glazed window, wall and base units with laminate work surfaces and breakfast bar, oven with four ring electric hob, extractor hood and tiled splashbacks, one and a half bowl stainless steel sink with draining board and mixer taps, plumbing for a dishwasher, space for a fridge freezer, spotlights, smoke alarm, tiled flooring, doors to understairs storage and garden room.

### Garden Room

12'5 x 6'10 (3.78m x 2.08m)

Polycarbonate sloped roof, window to rear, tiled flooring, doors to WC, utility room, and the rear garden

### WC

5'10 x 3'5 (1.78m x 1.04m)

Low basin WC, wall mounted wash basin with mixer taps, partially tiled elevations, tiled flooring, extractor fan

### Utility Room

6'10 x 5'6 (2.08m x 1.68m)

Hardwood double glazed window, partial polycarbonate sloped roof, stainless steel sink with draining board and mixer taps, plumbing for a washing machine, floor-mounted oil-fired boiler, tiled flooring.

## First Floor

### Landing

Hardwood double glazed window, central heating radiator, doors leading to three bedrooms and a bathroom.

## Bedroom One

11'11 x 11'10 (3.63m x 3.61m)

Hardwood double glazed window, central heating radiator

## Bedroom Two

11'7 x 8'10 (3.53m x 2.69m)

Hardwood double glazed window, central heating radiator

## Bedroom Three

6'2 x 5'11 (1.88m x 1.80m)

Hardwood double glazed window, central heating radiator

## Bathroom

5'11 x 5'8 (1.80m x 1.73m)

Hardwood double glazed window, central heating radiator, central heating towel rail, dual flush WC, vanity top wash basin with mixer taps, panel bath with mixer taps and rinsehead, partially tiled elevations, tiled flooring, extractor fan.

## External

### Rear

Gravel chippings, timber shed, large garden storage unit.

### Front

Laid to lawn garden with bedding area, gravel chipped driveway providing off-road parking for two vehicles parked in tandem.



Tel: 01282507250

www.keenans-estateagents.co.uk