



13 Trent Street
Longridge,
PR3 2AH

£130,000

ESTATE AGENCY



Three bedroom property
Gardens front and rear
Close to Longridge centre

Modern shower room
Garage
NO ONWARD CHAIN



Go Estate Agency brings to market this three bedroom property located in LONGRIDGE, available with NO ONWARD CHAIN. Entering from the front into a porch area with under stairs storage with a door to the lounge with a gas fire with stone surround. From the lounge there is a door to the staircase and shower room, and a further door to a kitchen. To the first floor are three bedrooms. To the rear there is a low maintenance garden area that would be suitable to park a vehicle area and a garage with power and light. To the front there is a flagged area with easy to maintain boarder with mature hedge. Longridge offers a wide range of supermarkets, bars and eateries along side independent shops. You will also find places of worship and medical professionals. There are 3 primary schools and 2 high schools in the town and a good bus service to colleges and universities further afield. For those needing to commute the M6 motorway is just a few miles away and there is a main line railway in Preston

Accommodation

Ground Floor

Entrance Porch

External door to front. Under stairs storage

Lounge

Door from the entrance porch. Decorative stone fire surround with gas fire. Storage in the alcove. Radiator. Window to the front of the property. door to stair case leading to the first floor.

Kitchen

A range of wall and base units. Window to the rear, Stainless steel sink with taps and drainer. Plumbed for washing machine. Electric oven and gas hob with extractor over. External door to the rear

Shower Room

Walk in enclosure with shower. WC. Wash basin with vanity unit. Chrome heated towel ladder. Tiled floor.

First Floor

First Floor Landing

Window to the front. Doors to bedrooms.

Bedroom One

Window to the rear. Radiator. Storage housing the boiler.

Bedroom Two

Window to the front. Radiator

Bedroom Three

Window to the rear. Radiator. Built in shelving

Externally

Front garden

Metal garden gate. Flagged area. Boarders with mature hedges.

Rear Garden

Low maintenance could be used for parking. Water tap. Access to the garage.

Garage

Up and over door. Power and light.

Services

Off the mains

Measurements

Please see floor plan

EPC rating D

Property tenure *tbc*

Council tax band B

IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All Fixtures and fittings including those mentioned in the description are to be agreed with the seller.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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 lending 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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