

# **13 Trent Street** Longridge, PR3 2AH

£130,000



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 Longridge offers a wide range of mature hedge. supermarkets, bars and eateries along 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

## **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

## 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

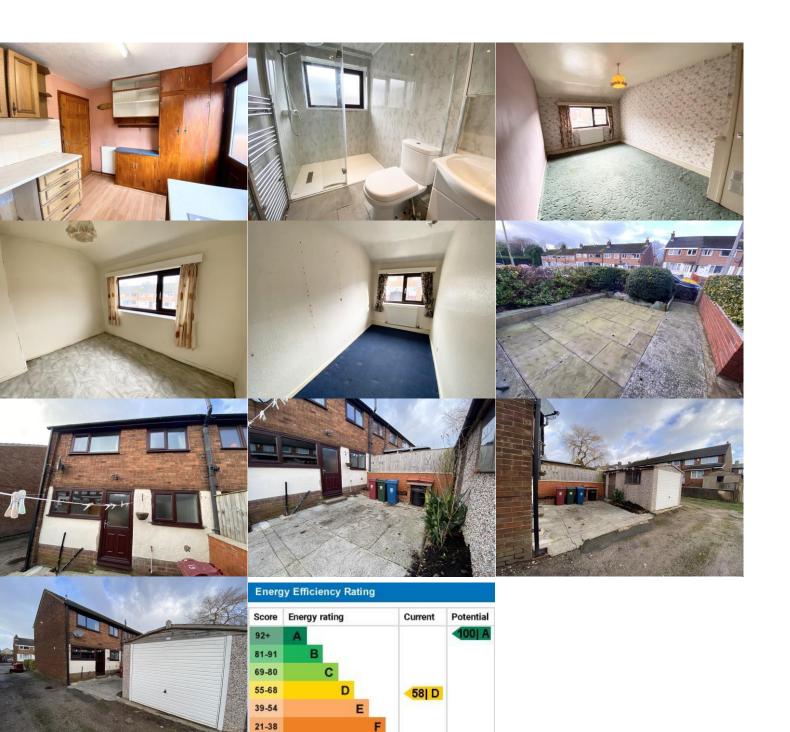
# **Bedroom Three**

Window to the rear. Radiator. Built in shelving

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.



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White every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, reverse and any other thems are appreciated and no inappreciably in blant for any error, ensurance, or man continents. The measurements should not be relief upon to valuation, names the finishing purposes they also as for illustrating purposes only and should be used an each by any prospective purposes or female.

The services, systems and applicances which have not been feeted and for purposes to their operability or efficiency can be given.

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