



**24 Derby Road**  
Longridge,  
PR3 3NP

**£140,000**

**ESTATE AGENCY**



**Recently renovated two bedroom property**

**Conservatory would make an ideal office**

**Ideal for a first time buyer**

**Central Longridge**

**Good sized lounge**

**Low maintenance rear garden**

**Ideal buy to let**

**NO ONWARD CHAIN**



**\*NO ONWARD CHAIN\* EXCELLENT FTB OR BUY TO LET PROPERTY\* CONVENIENT LOCATION\***

This two bedroom character property in the centre of LONGRIDGE has recently been refurbished. Entering the property from the front door into the good sized lounge/diner that leads to the kitchen at the rear and a conservatory that could work well as an office space. To the first floor are two double bedrooms and a bathroom. There is an enclosed, low maintenance rear garden with side access via a gate to the front of the property. The market town of Longridge offers plenty of bars, pubs and restaurants. There are multiple larger supermarkets along side independent retail shops. Two high schools and three primary schools to choose from with excellent bus routes. For those looking to travel further afield the national rail links goes from Preston. With the M6 motorway a short drive for those looking to commute. An early viewing is highly recommended.

## Accommodation

### Ground Floor

#### Lounge/Diner

Two radiators. Window to front elevation. Meter cupboard. Multi fuel burning stove set in to a exposed brick chimney breast with stone surround. Further decorative exposed brick chimney breast with a stone lintel support. Staircase to first floor. access to the kitchen and conservatory.

#### Kitchen/Breakfast Room

External door to rear. Velux style window. A range of beech effect wall and base units. Integral washer/dryer, dishwasher. Gas hob with extractor over, electric oven plus an integral microwave oven. Free standing fridge freezer. Round bowl stainless steel sink with tap over. Breakfast bar area.

#### Conservatory

Radiator. Desk top/work area.

### First Floor

#### Landing

Access to loft. Window to the rear elevation. Radiator. Cupboard housing boiler.

#### Bedroom One

Radiator. Window to the rear.

#### Bedroom Two

Radiator. Window to front elevation

#### Bathroom

Window to the front. Radiator. Bath with mains shower over. Vanity unit housing wash basin with mirror over. WC. Fully tiled

### Externally

#### Rear Garden

Low maintenance garden. Flagged patio area with stone boarders. Lobby to the side of the property giving access to the front.

EPC rating D

Property tenure Freehold

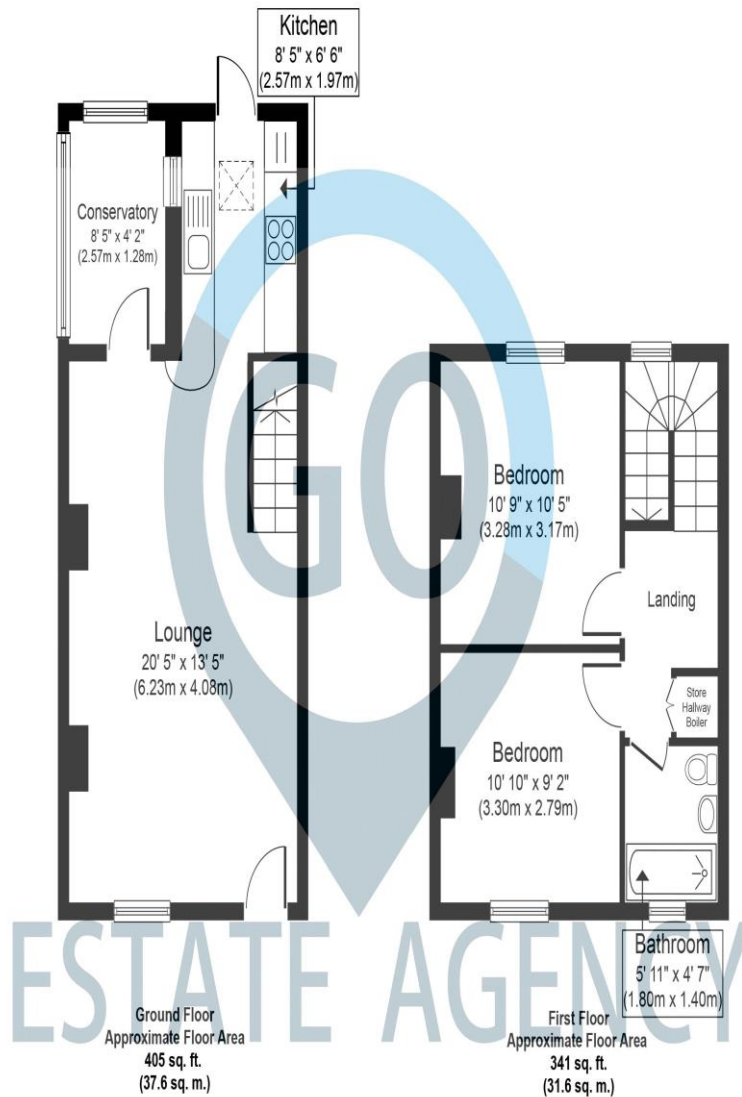
Council tax band B

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	65   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 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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T. 01772 280 240  
 E. sales@goestateagency.co.uk  
 W. www.goestateagency.co.uk



Registered Office. 4 Towneley Road, Longridge, Preston. PR3 3EA