



25 Hacking Drive
Longridge,
PR3 3EP

£230,000

ESTATE AGENCY



Three bedrooms

Good size enclosed rear garden

Garage

Off road parking

Close to Longridge town centre

No onward chain



NO ONWARD CHAIN* POPULAR ESTATE If you are looking for a little project this property will be right up your street. In need of modernising but offering great, versatile space and good sized gardens this house will make someone a lovely home. On entering from the front you will find yourself in the hallway with stairs to the first floor doors to the lounge, kitchen, bathroom and bedroom three. To the first floor are two further bedrooms, the master bedroom having a WC and washbasin behind the wardrobe. Externally to the front there is off road parking and a garage. To the rear is a good sized enclosed garden. Longridge centre is close by with a wide variety of shops, supermarkets, bars and restaurants. Transport links are good with the M6 motorway a short drive, great bus routes and a National Railway link from Preston city. You will find two high schools and three primary schools in Longridge, along with places of worship and medical centres. Sold with no onward chain this property is well worth a look to appreciate all that it has to offer.

Accommodation

Ground Floor

Entrance Hallway

Radiator. Stairs to the first floor.

Lounge

Window to the front elevation. Gas fire on plinth.

Kitchen

Window to the rear elevation. Radiator. A range of wall and base units. Free standing electric cooker with hob with extractor over. Plumbed for dishwasher. Plumbed for washer. Stainless steel sink with tap over and drainer. Door to rear garden.

Bedroom Three

Window to rear. Radiator.

Bathroom

Bath with electric shower over. Radiator. Pedestal wash basin. WC. Window to rear. Part tiled walls.

First Floor

Landing

Window to the front. Eaves storage.

Bedroom One

Window to the rear elevation. Radiator. Built in wardrobes. WC and washbasin area behind wardrobe door.

Bedroom Two

Window to front elevation. Radiator. Built in storage. Loft hatch.

Externally

Garage

Up and over door. Housing Worcester Bosch boiler.

Front garden

Decorative stones with small circular planting area. Concrete drive

Rear Garden

Mostly laid to lawn with flagged patio area. Greenhouse, plastic shed and wooden seat.

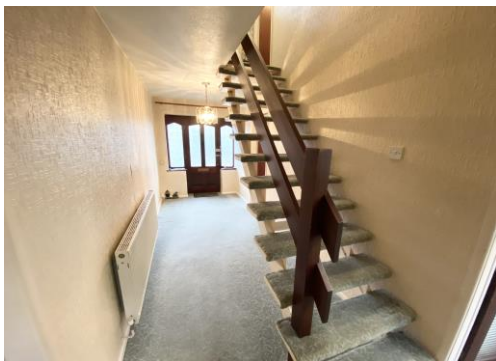
EPC rating D

Property tenure Freehold

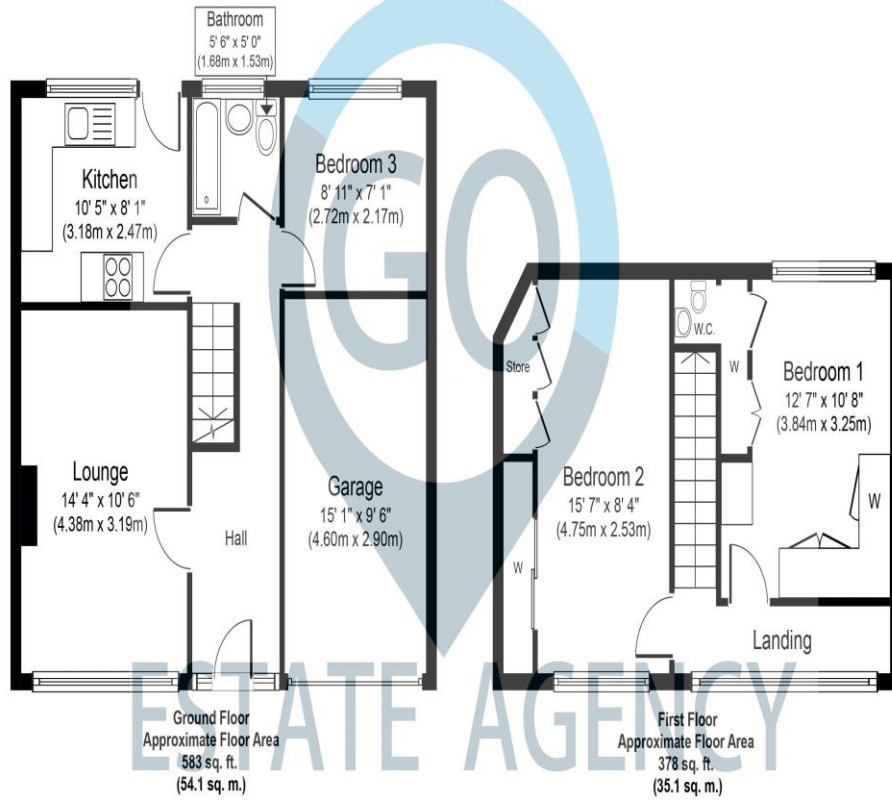
Council tax band C

IMPORTANT NOTE TO PURCHASERS:

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 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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