



2 George Street
Longridge,
PR3 3NN

£140,000

ESTATE AGENCY



Well presented throughout

Perfect first time buy or investment

Rear patio garden

Rear porch/utility

No onward chain

Two double bedrooms

Close to all local amenities



Wonderfully presented terraced property situated on George Street in central Longridge. The property is immediately available with no onward chain and would act as the perfect first time home or buy to let investment. All local amenities are within easy walking distance making the location highly convenient. On entry to the ground floor there is a warm and welcoming lounge with inviting log burning stove, access through into the kitchen with extensive under stairs storage area, a rear porch/utility area and a downstairs bathroom suite. To the first floor are two bright double bedrooms. Externally there is a rear patio garden with right of access leading to the side access road. Early viewing is advised not to miss this excellent opportunity.

Accommodation

Ground Floor

Lounge 12' 7" x 11' 2" (3.83m x 3.4m)

Fire place with log burner, one radiator and window to the front aspect. Wall lighting.

Kitchen/Diner 10' 11" x 9' 8" (3.32m x 2.94m)

Fitted units, electric oven and hob, stainless steel sink unit, space for fridge/freezer, plumbed for a dishwasher, under stairs storage area. One radiator and window to the rear aspect.

Rear Porch/Utility

Rear porch with small worktop and plumbed for washer. Outer door to the rear patio garden.

Bathroom 5' 8" x 5' 1" (1.72m x 1.55m)

Bath with overhead shower connection, WC and wash basin. One radiator and window to the side aspect.

First Floor

Bedroom One 12' 8" x 11' 5" (3.85m x 3.47m)

One radiator and window to the front aspect.

Bedroom Two 10' 11" x 9' 10" (3.32m x 2.99m)

One radiator and window to the rear aspect.

Externally

Rear Patio Garden

Low maintenance rear patio garden. Gated access to the side access road.

EPC rating D

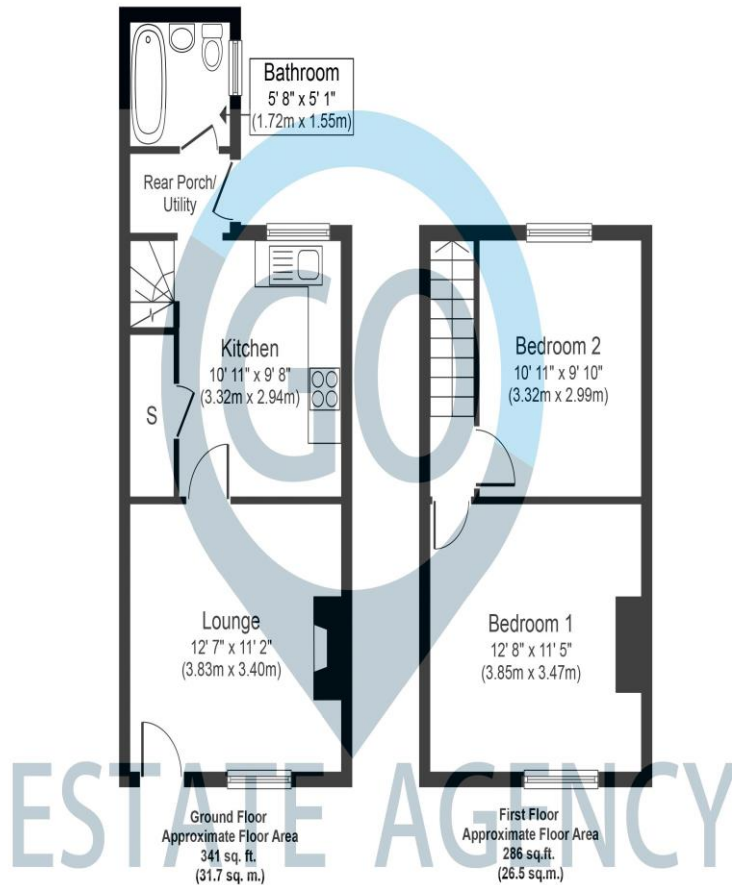
Property tenure Freehold

Council tax band A

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.





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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Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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