



Two bedroom terraced property

No chain

Central Longridge

In need of modernisation

Ideal investment property

Rear yard and WC



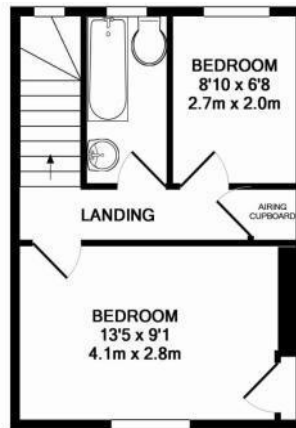
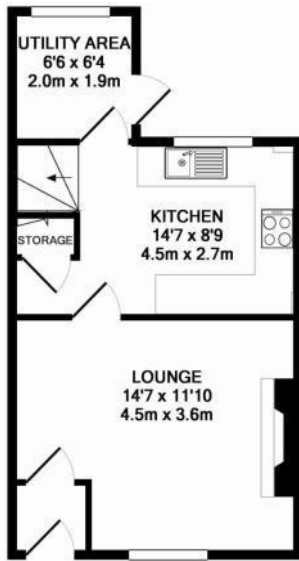
Ideal buy to let investment. In need of modernisation. Two bedroom mid terraced property in central Longridge. The ground floor comprises of an lounge, kitchen/diner and rear utility area. To the first floor there are two bedrooms and a family bathroom suite. Externally, there is a rear yard with store and outside WC. No onward chain.

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.





1ST FLOOR
APPROX. FLOOR
AREA 295 SQ.FT.
(27.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 342 SQ.FT.
(31.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.1 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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