



5 George Street
Longridge,
PR3 3NN

£185,000

ESTATE AGENCY



Character property

Tastefully appointed

Heart of Longridge

Viewing is highly recommended

Three bedrooms

Lounge, dining room and kitchen

Convenient for local amenities



CHARACTER PROPERTY* HEART OF LONGRIDGE* TASTEFULLY DECORATED A beautiful character property in the heart of Longridge. Briefly comprising to the ground floor a lounge with archway into the dining room with door to the kitchen. To the first floor are three bedrooms and a bathroom. Externally there is an enclosed yard with side gateway access. The market town of Longridge has a lot to offer with its local shops, larger chain super markets, national and local take outs and plenty of bars, restaurants and public houses. You will find two high schools and three primary schools along side places of worship. Convenient for those looking for a commute with the motorway links a short drive away. Excellent bus routes in to the City of Preston where you find the National Railway link.

Accommodation

Ground Floor

Lounge

Modern and bright room with character beams and wood burning stove. Radiator. Window to the front

Dining Room

With stair case to the first floor, window to the side aspect and one radiator.

kitchen

A range of modern wall and base units with complementing worktops. stainless steel sink unit with drainer and tap over. Integrated fridge/freezer Window to the side aspect. Space for cooker, plumbed for washing machine. Outer door to the rear yard.

First Floor

Landing

Bedroom One

Window to front aspect. Radiator

Bedroom Two

Window to side aspect. Radiator.

Bedroom Three

Window to the rear aspect. Radiator

Bathroom

Window to the side aspect. Bath with shower over. Washbasin. WC. Chrome heated towel ladder. Part tiled walls.

Externally

Rear

Fully enclosed rear yard with gated side access.

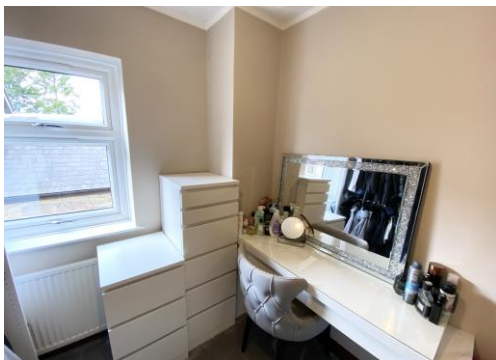
EPC rating C

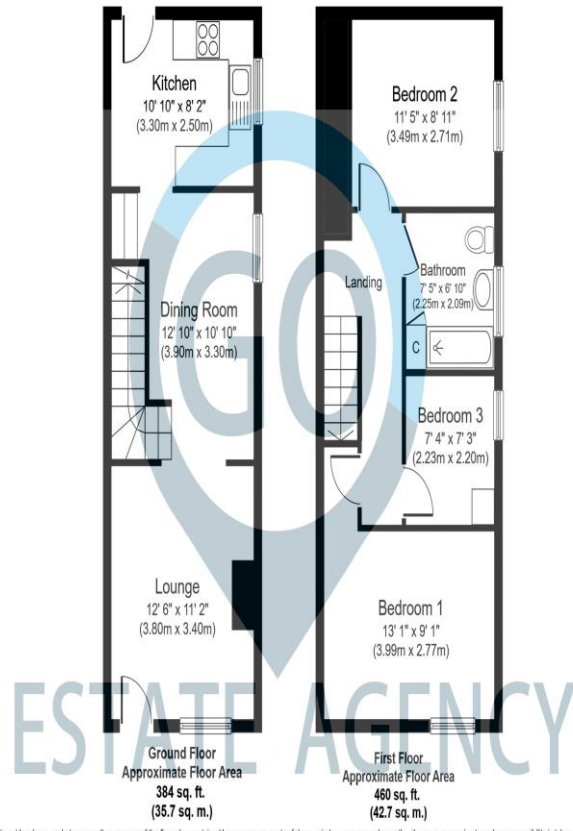
Property tenure Freehold

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.





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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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