



45 Kestor Lane

**Longridge,
PR3 3JU**

£145,000

ESTATE AGENCY



Three bedroom property

Bathroom with separate toilet.

Close to all local amenities

Kitchen with separate utility room

Garden to the front and rear.

NO ONWARD CHAIN



GENEROUS PROPORTIONS* EXCELLENT INVESTMENT OPPURTUNITY* CLOSE TO LONGRIDGE TOWN CENTRE

Three double bedroomed terraced property set on Kestor Lane in central Longridge. The property briefly comprises to the ground floor a generous lounge, and a kitchen with separate utility room. To the first floor are three bedrooms and bathroom with separate WC. Externally the property boasts gardens front, which opens on to a lovely green area, and rear.

This property is within walking distance of Longridge town centre, where you will find a host of independent shops, bars, restaurants and take outs. Longridge has two high schools and three primary schools, alongside places of worship. Easy access to the motorway links for those looking to commute. The National Rail link goes from Preston city centre which is only a short distance with excellent bus links in close proximity to the property. You will also find ample on road parking near by.

Accommodation

Ground Floor

Entrance Hall

Stairs to first floor. Doors to lounge and kitchen.

Lounge

Generous size. Window front and rear. Fire place with tiled hearth with wood surround. Two radiators

Kitchen

Fitted with a range of wall and base units. Stainless steel sink with drainer and tap over. Radiator. Space for fridge and cooker. Plumbed for washer. Window to rear. Under stairs storage. Door to rear porch and utility room.

Utility room

A range of units. With space for freezer and dryer . Window to rear.

Rear Porch

Door to external.

First Floor

Landing

Loft hatch. Window to rear.

Bedroom One

Built in storage cupboard. Radiator. Window to the front

Bedroom Two

Storage cupboard housing Worcester Bosch combi boiler. Radiator. Window to the front.

Bedroom Three

Window to the rear. Radiator.

Externally

Front garden

Picket fence with gated access. Laid with decorative stones.

Rear Garden

Patio with small lawn area. Mature hedge. Low maintenance. Timber shed. Built in store. Gated Access to Kestor Lane.

EPC rating C

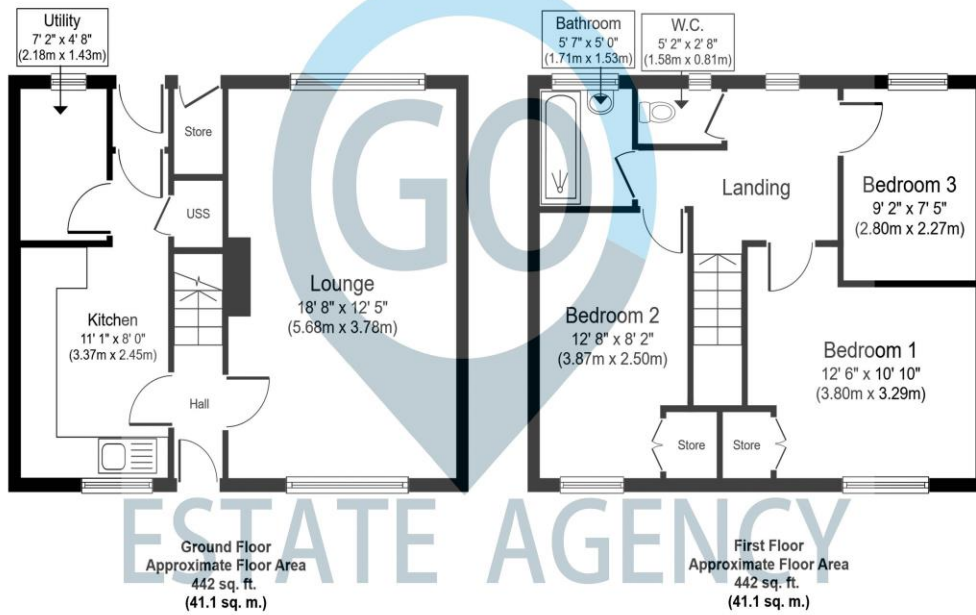
Property tenure Freehold

Council tax band B

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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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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