



ESTATE AGENCY

99 Mosses Farm Road

**Longridge,
PR3 2BG**

£120,000



Mews style apartment

Two bedrooms

Modern kitchen and bathroom

Garage plus designated parking space



Mews style apartment. Entering at the ground floor with a staircase up to the apartment and a door to the single garage. To the first floor you will find two good sized bedrooms, kitchen, lounge and bathroom. Externally the property has a designated parking space plus a single garage. Situated in the market town of Longridge, with easy access to local shops, supermarkets, bars and restaurants. For those needing to commute the M6 and M55 motorways are close. There is also a National Rail link from Preston city centre.

Accommodation

Ground Floor

Entrance Porch

External door. Staircase. Internal door to garage. Radiator

First Floor

Lounge/Diner

Two windows to the rear elevation. One window to the front elevation. French style door to a Juliette balcony. Storage cupboard. Two radiators.

Kitchen

Window to the front elevation. Modern fitted wall and base units, plumbed for washer. Space for dryer. Stainless steel sink with drainer and tap over. Electric oven, gas hob. Boiler.

Bedroom One

Window to the rear elevation. Radiator.

Bedroom Two

Window to the front elevation

Bathroom

Window to the rear elevation. Bath with shower over. WC. Wash basin. Part tiled walls. Heated towel ladder.

Hall

Radiator. Loft hatch.

Externally

Designated parking bay.

Garage

Single integral garage. Door to the entrance porch. Power and light. Under stairs storage cupboard.

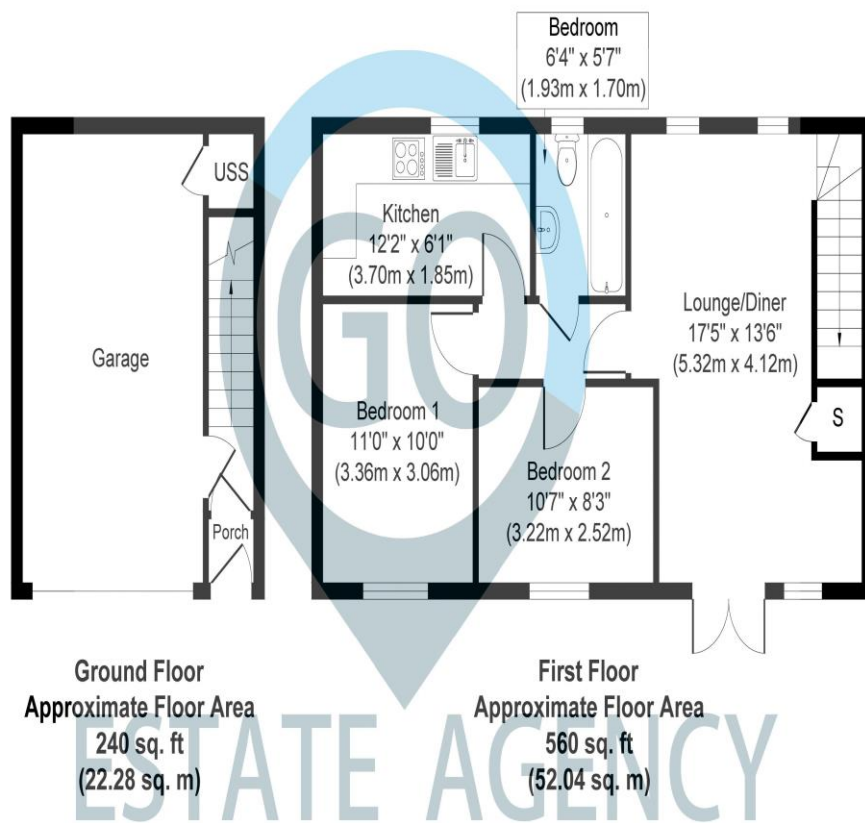
EPC rating C

Property tenure Leasehold

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		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		