



ESTATE AGENCY

5 Beech Drive
Longridge,
PR3 3NR

£175,000



Three bedrooms

Conservatory

Garden front and rear

Dining kitchen

Separate bathroom and WC



A lovely three bedroom property within walking distance of Longridge town centre. Briefly comprising to the ground floor, a dining kitchen, a generous lounge with a conservatory off. To the first floor are three double bedrooms and a separate bathroom and WC. Externally to the front is a lawned area with a paved walkway to the front door. To the rear is an enclosed flagged patio area. The beautiful market town of Longridge is well equipped with amenities. Excellent transport links to the city of Preston where you will find a National Rail link. Longridge boasts two high schools and three primary schools, places of worship, and fantastic bars, restaurants and take aways. This property would benefit families with the space, first time buyers or buy to let investors and really must be viewed to see what is on offer.

Accommodation

Ground Floor

Entrance Hall

Door to kitchen and lounge. Stairs to first floor

Lounge

Two radiators. Window to the front, door to conservatory at the rear. Under stairs storage. Open fire with decorative surround.

Kitchen/Diner

Floor and base units. Belfast style sink. Plumbers for washer. Space for fridge freezer. Cooker with gas hob and electric oven, extractor over. Designer radiator. Door to rear garden.

First Floor

Landing

Loft hatch to a partially boarded space. Doors to bedrooms, bathroom and WC.

Bedroom One

Window to the front elevation. Radiator. Storage cupboard and built in shelving unit.

Bedroom two

Storage housing boiler. Window to the front elevation. Radiator

Bedroom Three

Window to the rear. Radiator.

Bathroom

Claw foot bath with shower over. Wash basin. Window to the rear elevation. Chrome heated towel ladder.

WC

WC with basin on top. Window to the rear elevation.

Externally

Front garden

Gated with lawned areas either side of a paved walk way to the front door.

Rear Garden

Fully enclosed with flagged patio. Storage area built into the property.

Services

All of the mains

EPC rating C

Property tenure Freehold

Council tax band B

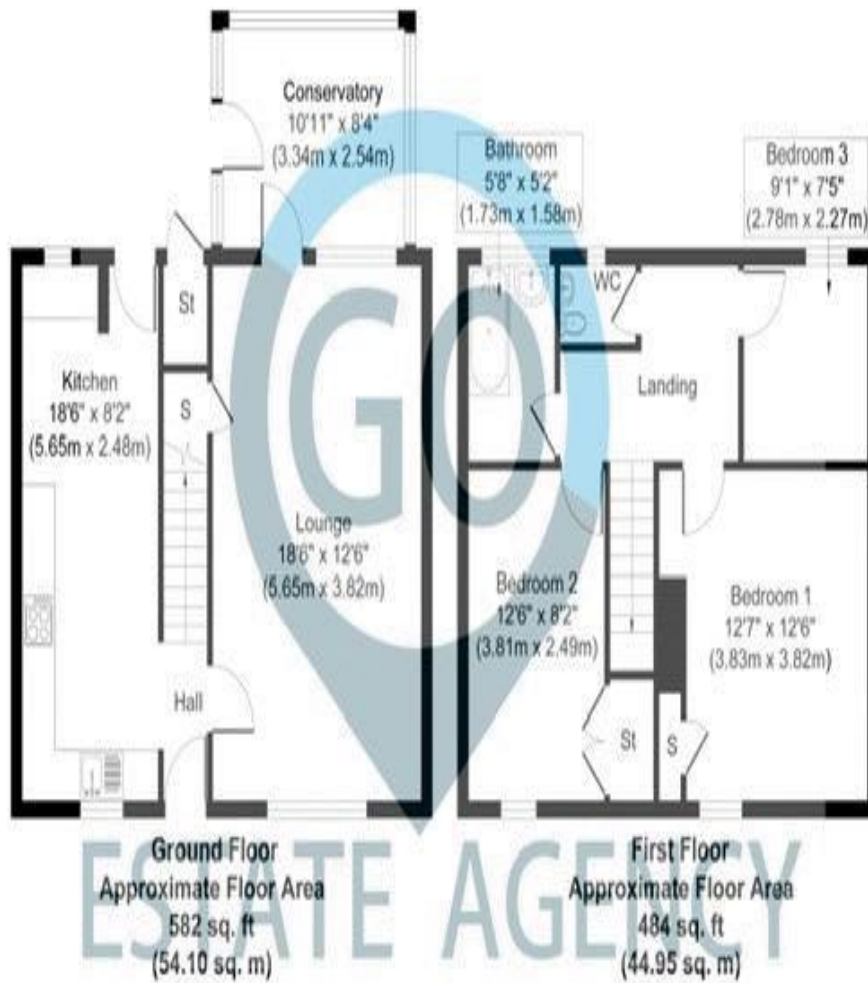
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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 misstatement. 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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