



ESTATE AGENCY

15 Caton Close

Longridge,
PR3 3RH

£160,000



Three bedrooms

Kitchen diner

Garage

NO ONWARD CHAIN

Lounge

Low maintenance rear garden

Off road parking



INVESTMENT/FIRST TIME BUYER OPPORTUNITY A delightful three bedroom property in a cul-de-sac location within walking distance of Longridge town centre. In need of some modernisation with lots of scope for possible extension subject to planning permission. The property benefits from double glazing throughout, gas central heating and a combi-boiler. Briefly comprising to the ground floor an entrance porch, a lounge, a dining kitchen and ground floor bathroom. To the first floor you will find three bedrooms. Externally there is off road parking, a garage and a low maintenance rear garden. The market town of Longridge is convenient for local amenities including supermarkets, local shops, schools and places of worship. The motorway networks are only a short drive away and the National Rail Link from Preston city centre makes Longridge an ideal place for those looking to commute.

Accommodation

Ground Floor

Entrance Porch

External door. Door to lounge. Under stairs storage.

Lounge

Window to the front elevation. Fire surround with gas fire. Radiator. Door to hall. Door to kitchen diner.

Kitchen/Diner

A range of wall and base units. Fridge freezer. Electric oven with extractor over. Stainless steel sink with drainer and tap over. Plumbed for washing machine. Window to the rear elevation. External door to side.

Hall

Stairs to first floor. Door to lounge. Door to bathroom.

First Floor

Landing

Window to the front elevation. Access to the loft.

Bedroom One

Built in wardrobes. Store housing boiler. Window to the rear elevation. Radiator.

Bedroom Two

Window to the front elevation. Radiator.

Bedroom Three

Window to the rear elevation. Radiator.

Externally

Rear Garden

Decorative stone. Flagged patio area. Access to the garage. Gate to driveway.

Front

Block paved driveway leading to garage to the side of the property.

Garage

Single garage with wooden doors. Power and light. Door to rear garden.

See floor plan for measurements.

Services

All off the mains.

EPC rating D

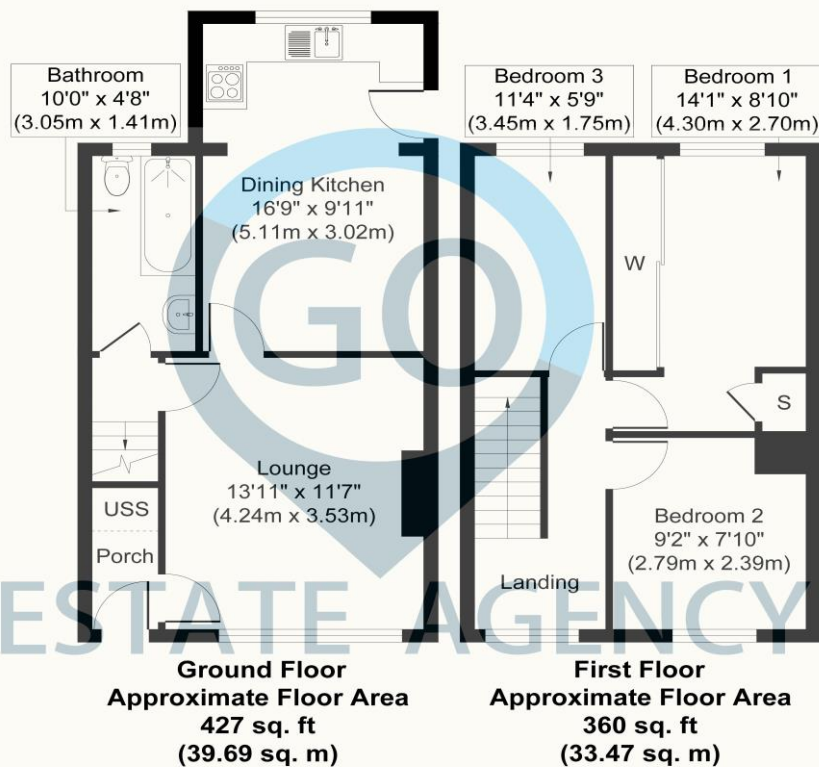
Property tenure Freehold

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.

Copyright V360 Ltd 2025 | www.houseviz.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

T. 01772 280 240
E. sales@goestateagency.co.uk
W. www.goestateagency.co.uk



Registered Office. 4 Towneley Road, Longridge, Preston. PR3 3EA