



ESTATE AGENCY

49 Kestor Lane

**Longridge,
PR3 3JU**

£140,000



Three bedrooms

Kitchen diner

Gardens front and rear

NO ONWARD CHAIN

Secure method of sale - 3% buyers reservation

Lounge

Bathroom with seperate WC

Close to all local amenities



GENEROUS PROPORTIONS* EXCELLENT INVESTMENT OPPURTUNITY* GREAT FIRST TIME BUYER PROPERTY* CLOSE TO LONGRIDGE TOWN CENTRE

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

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.

IMPORTANT NOTE TO PURCHASERS: The property is being sold via a secure sale method. Therefore, on acceptance of an offer, the purchaser will be required to pay a non refundable reservation fee of 3% (including VAT) of the agreed purchase price subject to a minimum of £5000 (including VAT) to our third party agreement provider (Gazeal). The fee is payable in addition to the agreed purchase price. This allows Go Estate Agency to remove the property from the market and secures a commitment from both parties that they will not unreasonably withdraw from the agreed sale. The reservation agreement is signed by both parties via Gazeal to secure the sale and outline the agreed compensation liability should either party withdraw unreasonably. Full terms and definitions are outlined within the formal Gazeal agreement.

Services

All off the mains

Accommodation

Ground Floor

Hall

Stairs to first floor. Doors to lounge and dining kitchen. External door.

Lounge

Open fire with wooden surround. Windows to the front and rear. Radiator. Under stairs storage.

Kitchen/Diner

Fitted with a range of wall and base units with a breakfast bar area. Integral electric oven and gas hob. Plumbed for washer. Stainless steel sink. Windows to the front and rear. External door to rear garden.

First Floor

Landing

Loft access with drop down ladder. Radiator. Window to the rear.

Bedroom One

Window to the front aspect. Radiator. Built in storage cupboard.

Bedroom Two

Window to the front aspect. radiator.

Bedroom Three

Window to the rear aspect. Radiator.

Bathroom

Bath with electric shower over. Wash basin. Tiled walls. Radiator. Window to the rear.

WC

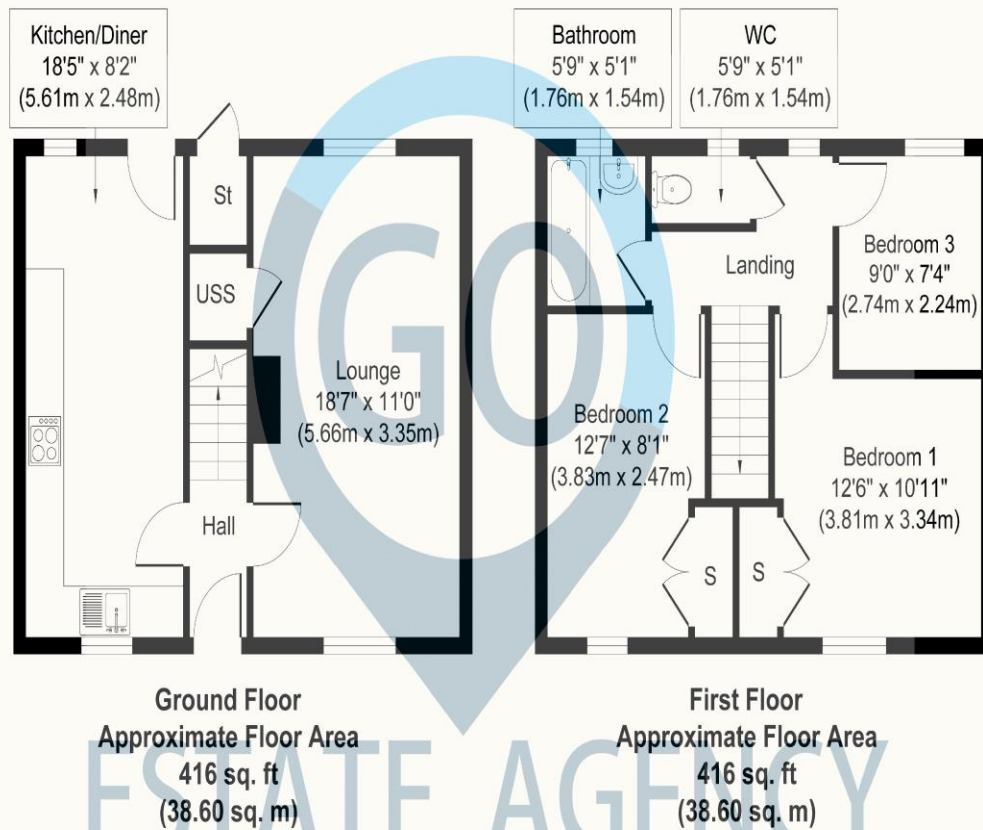
Separate WC. Window to the rear. Radiator.

EPC rating to follow
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.

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