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**FOR SALE**







Vacant Property

3 Bedroom End Terrace House

1 Langton Road, Kirkham, Preston,  
Lancashire, PR4 2AR

**Asking Price £100,000**

### Property Features

-  End-Terrace
-  828 sq. ft.
-  Convenient location
-  1 bathroom
-  3 bedrooms
-  Rear Yard

### CONTACTS

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### DESCRIPTION

Offered chain free!

The property comprises a vacant three bedroom end terraced house benefiting from double glazing and is in need of some updating.

### LOCATION

The property is conveniently positioned with only a short stroll to the town centre, high street amenities and great transport links.



**TENURE INFORMATION**

The property is held Freehold and is sold subject to an agreement and a lease in respect of the roof space and solar panel equipment.

**ACCOMMODATION**

Ground Floor: Lounge and Kitchen

First Floor: Three Bedrooms and Bathroom/W.C

**OUTSIDE**

Low maintenance rear yard.

**PRICE**

Offers in the region of £100,000

**LEGAL COSTS**

Each party will be responsible for their own legal costs.

**VIEWINGS**

Strictly by appointment.

**VIRTUAL TOURS**

[https://youtu.be/jHvLr\\_vz15s](https://youtu.be/jHvLr_vz15s)

**EPC**

Energy Asset rating is D

**Council Tax**

Band A – Annual Charge for 2025/2026 will be £1,558.03.

**KATE LAY**

Partner

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