



**Higher Road, Longridge, Preston**

**Offers Over £185,000**

Ben Rose Estate Agents are delighted to present to the market this Grade Two listed, three-bedroom stone cottage located in a highly sought after area in Longridge. The property is ideal for first time buyers and is well placed for local amenities and great Motorway links making this ideally situated for anyone commuting. This delightful home is being offered to the market with NO ONWARD CHAIN.

Internally, the property comprises of a spacious, character filled lounge with a beautiful stone fireplace, multi-fuel burner and exposed ceiling beams. Moving through, you'll find a good sized kitchen/dining room fitted with wall and base units and plenty of room for freestanding appliances and small family dining table. Running along the side of the home and leading to the garden is a convenient alleyway, ideal for bin access. Access to the alleyway can be found via the kitchen where you will also find access to the outdoor balcony/garden and the cellar.

Moving up to the first floor via the open plan staircase you will find three good sized bedrooms; two finished with fitted wardrobes, and a three-piece family bathroom with P shaped bath.

Externally, to the front of the home is plenty of room for on road parking. To the rear lies a generous garden with a raised patio area providing views of the Ribble Valley. Stairs lead down into the main garden where you'll find a private lawn and decking area edged with wooden fencing and mature shrubs.

Noteworthy features include a significant damp proof course, a boiler fitted in 2021, and new floor throughout the kitchen/dining room and carpets in all three bedrooms.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell, we can offer a FREE market appraisal and experienced sales advice.







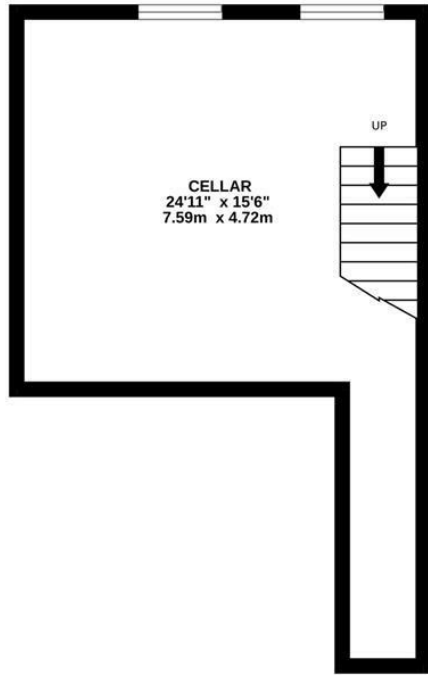




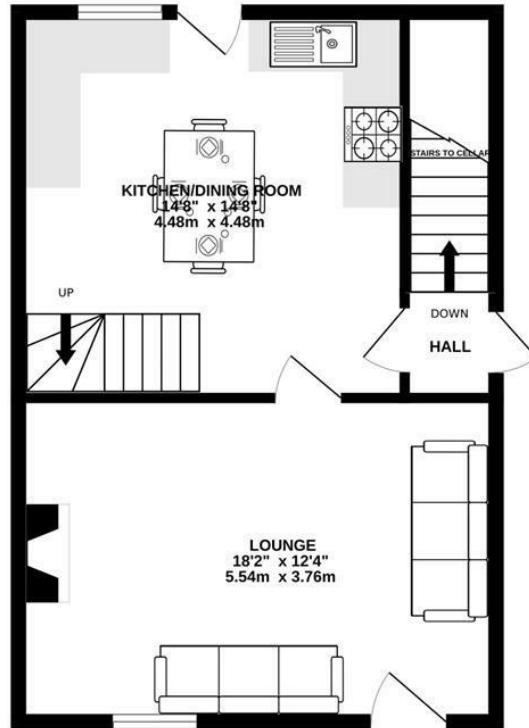


# BEN ROSE

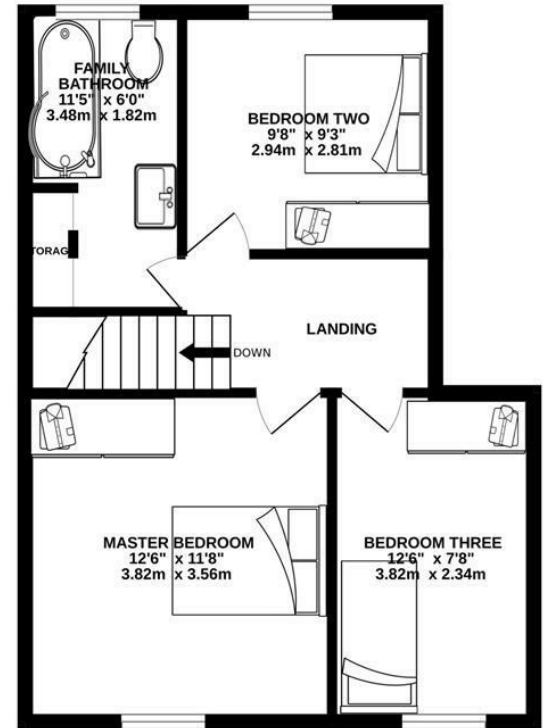
CELLAR  
255 sq.ft. (23.7 sq.m.) approx.



GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>64</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>58</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>57</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

