



18 Higher Road

Longridge, Preston, PR3 3SX



£179,950

A traditional stone cottage on Club Row set over three floors. The property comprises: Ground Floor: Entrance vestibule, lounge, kitchen/diner, First Floor: three bedrooms and bathroom, Converted Basement: Storage area or second reception room. Outside: Good size cottage garden with flagged patio, decking and lawned areas, access to lobby. The property has lots of character and charm. Council Tax Band 'D' Call our LONGRIDGE branch on 01772 233380 to arrange a viewing.





GROUND FLOOR

Entrance Vestibule

Front door, laminate floor, door into lounge.

Lounge

14'10" x 14'5" (4.541m x 4.408m)

Double glazed window to front, radiator, meter cupboard, downlights, feature fireplace with stone surround and hearth, opening to kitchen/diner.

Kitchen/Diner

14'6" x 11'1" (4.421m x 3.388m)

Kitchen units, four ring electric hob, oven, ceramic one and half bowl sink with drainer, tiled splashbacks, uPVC double glazed window to rear, radiator, laminate floor, stairs to first floor, stairs to the lower floor.

FIRST FLOOR

Landing

Access to three bedrooms and bathroom, radiator, loft access.

Bedroom 1

14'7" x 10'2" (4.460m x 3.121m)

Exposed stone chimney, radiator, double glazed window to front.

Bedroom 2

11'4" x 9'1" (3.458m x 2.789m)

uPVC double glazed window to rear, radiator, exposed chimney.

Bedroom 3/Study

10'3" x 6'5" (3.131m x 1.968m)

Radiator, downlights.

Bathroom

7'6" x 5'7" (2.306m x 1.719m)

Bath with overhead shower and screen, basin with pedestal, WC, tiling to walls, chrome towel radiator, uPVC double glazed window to rear.

LOWER FLOOR

Access into converted basement, radiator, storage/utility area, combi boiler, door to the rear garden.

Converted Basement

10'10" x 8'7" (3.324m x 2.625m)

Window to rear, radiator, downlights.

Outside

Cottage garden having flagged patio, lawn area, decking area, access door to lobby.

Property Misdescriptions Act

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



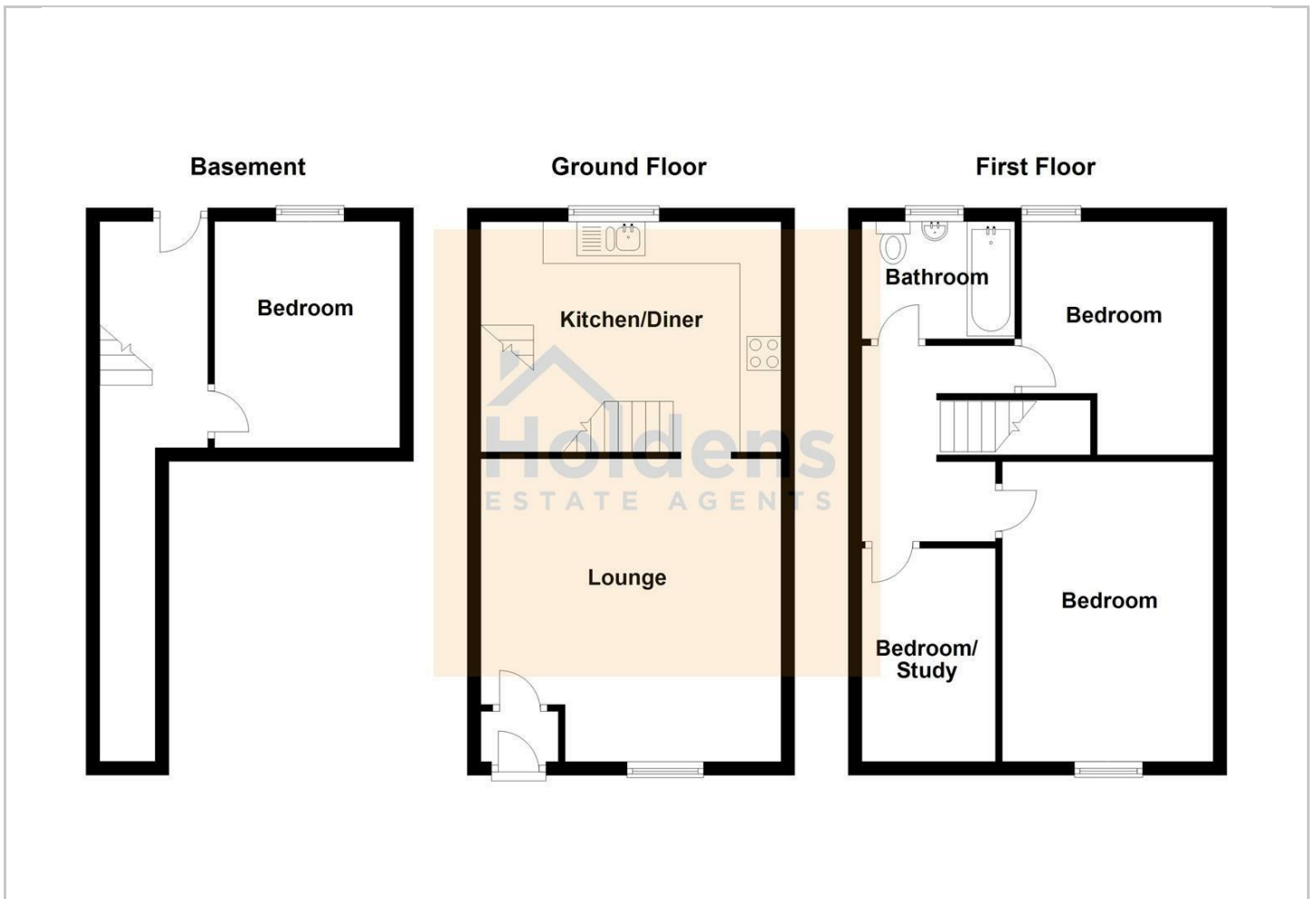
Hybrid Map



Terrain Map



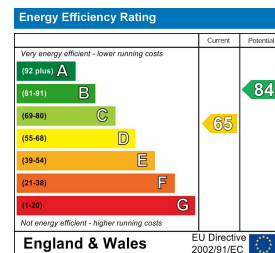
Floor Plan



Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Misdescriptions Act

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

66 Derby Road, Longridge, Preston, PR3 3FE
Tel: 01772 233380 Email: longridge@holdens.co.uk www.holdens.co.uk