



19 Windsor Avenue

Longridge, Preston, PR3 3EL

£184,950



We are delighted to bring to the market this lovely end terrace home. This home briefly comprises of a lovely large living room and a kitchen/Diner, up the stairs are 3 bedrooms and a family bathroom. Outside to the front of the property there is ample off road parking and to the rear there is a garden which has lots of potential for you to add your own personal touches to. Situated in a convenient location within walking distance to the market town of Longridge, handy for good schools and plenty of countryside walks. Viewing is highly advised. Council tax band B. EPC Rating





GROUND FLOOR

Entrance hallway

uPVC double glazed front door, wood flooring, access into the living room and kitchen diner.

Kitchen/Diner

18'5" x 8'1" (5.618 x 2.487)

Wall and base units, four ring gas hob, oven, extractor, stainless steel one and a half bowl sink with drainer, tiled splashback, space for washing machine and slimline dishwasher, radiator, uPVC double glazed windows to the front and rear, uPVC double glazed door to the rear, downlights, under stairs storage.

Living room

18'5" x 12'7" (5.6345 x 3.856)

Wood flooring, living flame gas fire, radiator, uPVC double glazed window to the front and sliding doors to the rear.

FIRST FLOOR

Landing

Access into three bedrooms, bathroom, WC, radiator, uPVC double glazed window to the rear.

Bedroom 1

10'8" x 12'7" (3.275 x 3.856)

A range of fitted furniture including wardrobes and dresser, uPVC double glazed window to the front, radiator.

Bedroom 2

12'6" x 8'3" (3.814 x 2.519)

Laminate floor, radiator, uPVC double glazed window to the front, fitted storage.

Bedroom 3

9'2" x 7'5" (2.813 x 2.276)

uPVC double glazed window to the rear, radiator, laminate floor, access into the half boarded loft.

Bathroom

5'6" x 5'1" (1.692 x 1.558)

Bath with overhead shower, basin with pedestal, tiled walls, radiator, downlights, uPVC double glazed window to the rear.

WC

4'2" x 2'6" (1.283 x 0.768)

WC, tiling and panelling to the walls, uPVC double glazed window to the rear.

EXTERNALLY

Paved driveway to the front, providing off-road parking, gated access to the side, Indian stone flagged patio to the rear.

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



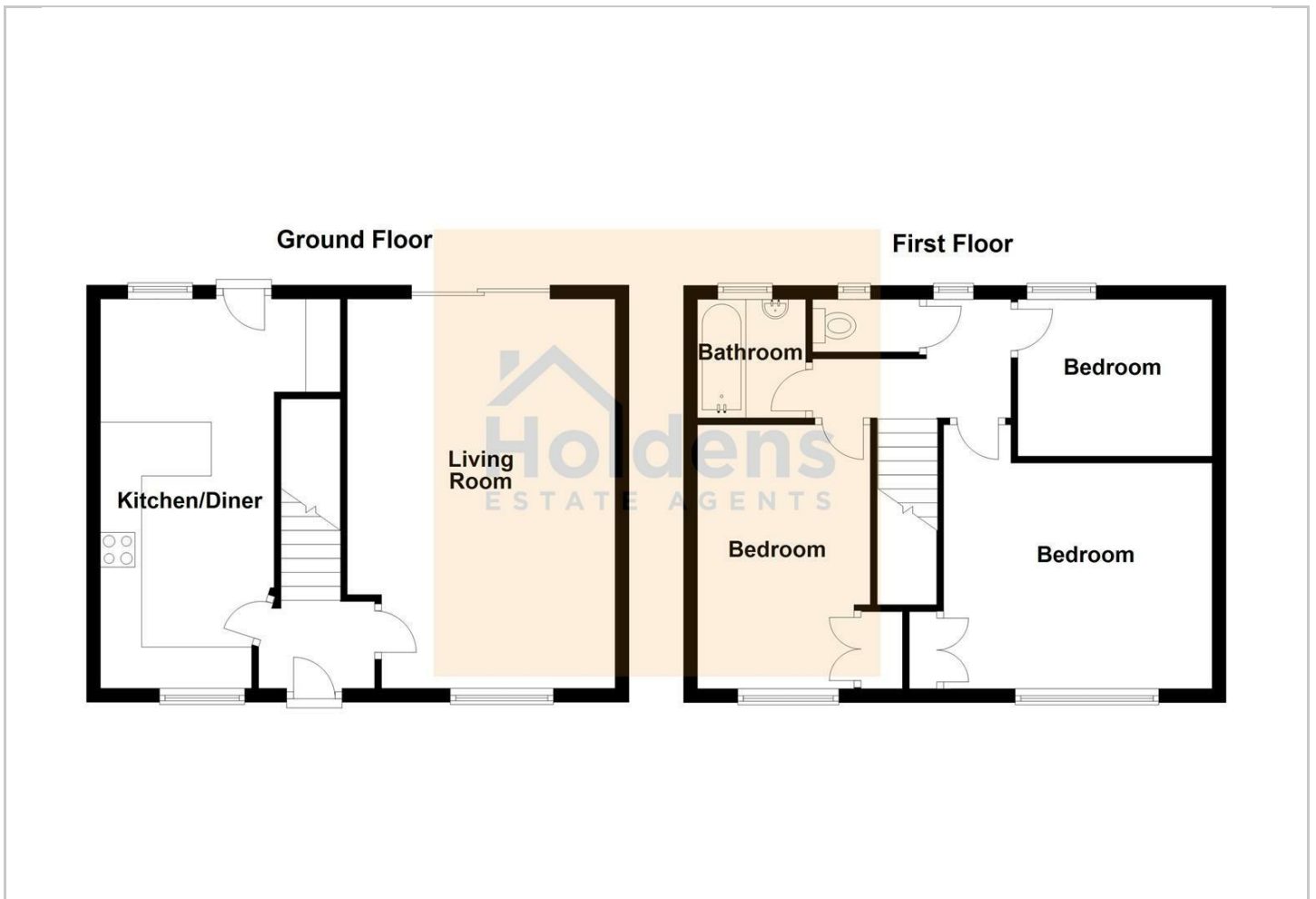
Hybrid Map



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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