



90 Mersey Street

Longridge, Preston, PR3 3RL



£144,950

A mid terraced property in a convenient central location in Longridge benefitting from a super extensive rear garden. Uninhibited views over beacon fell. The accommodation comprises of: entrance vestibule, living room with log burner open to the kitchen area, three bedrooms, bathroom. Rear yard, lobby. In the garden there are two outbuildings, one with a WC, the other is a functioning kitchen with two ovens. Gas central heating, double glazed. This property won't be around long. Book a viewing to avoid disappointment. Freehold. Council Tax Band B.





GROUND FLOOR

Entrance Vestibule

uPVC double glazed door and window, laminate floor, glass panel door into living area.

Living Room

15'0" x 13'3" (4.577m x 4.045m)

uPVC double glazed window to front, radiator, laminate floor, feature fireplace with stone surround and log burner, open through to kitchen area.

Kitchen

12'5" x 8'4" (3.807m x 2.561m)

Wall and base units, four ring gas stove, extractor, composite sink with drainer, tiled splashback, fridge/freezer, washing machine, dishwasher, laminate floor, breakfast bar, uPVC double glazed window and door to rear, stairs to first floor, under stairs storage. Appliances all included in the sale.

FIRST FLOOR

Landing

Access into three bedrooms and bathroom.

Bedroom 1

11'2" x 9'3" (3.420m x 2.827m)

Fitted wardrobes, uPVC double glazed window to front, radiator.

Bedroom 2

11'1" x 7'3" (3.401m x 2.214m)

uPVC double glazed window to front, radiator, loft access.

Bedroom 3

10'5" x 6'10" (3.176m x 2.087m)

uPVC double glazed window to rear, radiator.

Bathroom

7'5" x 4'11" (2.263m x 1.506m)

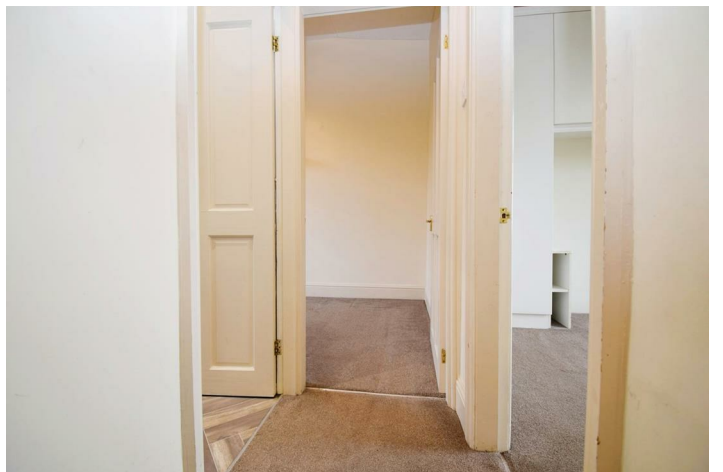
Bath with overhead shower and screen, basin with pedestal, WC, tiling to walls, downlights, uPVC double glazed window to rear, radiator.

EXTERNALLY

Shared access via lobby to rear. Outbuilding with WC, flagged patio, outbuilding with fully functioning kitchen with two ovens, running hot water and uPVC double glazed window and French doors. Decking area and extensive lawn areas to rear.

PROPERTY MISDESCRIPTION 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



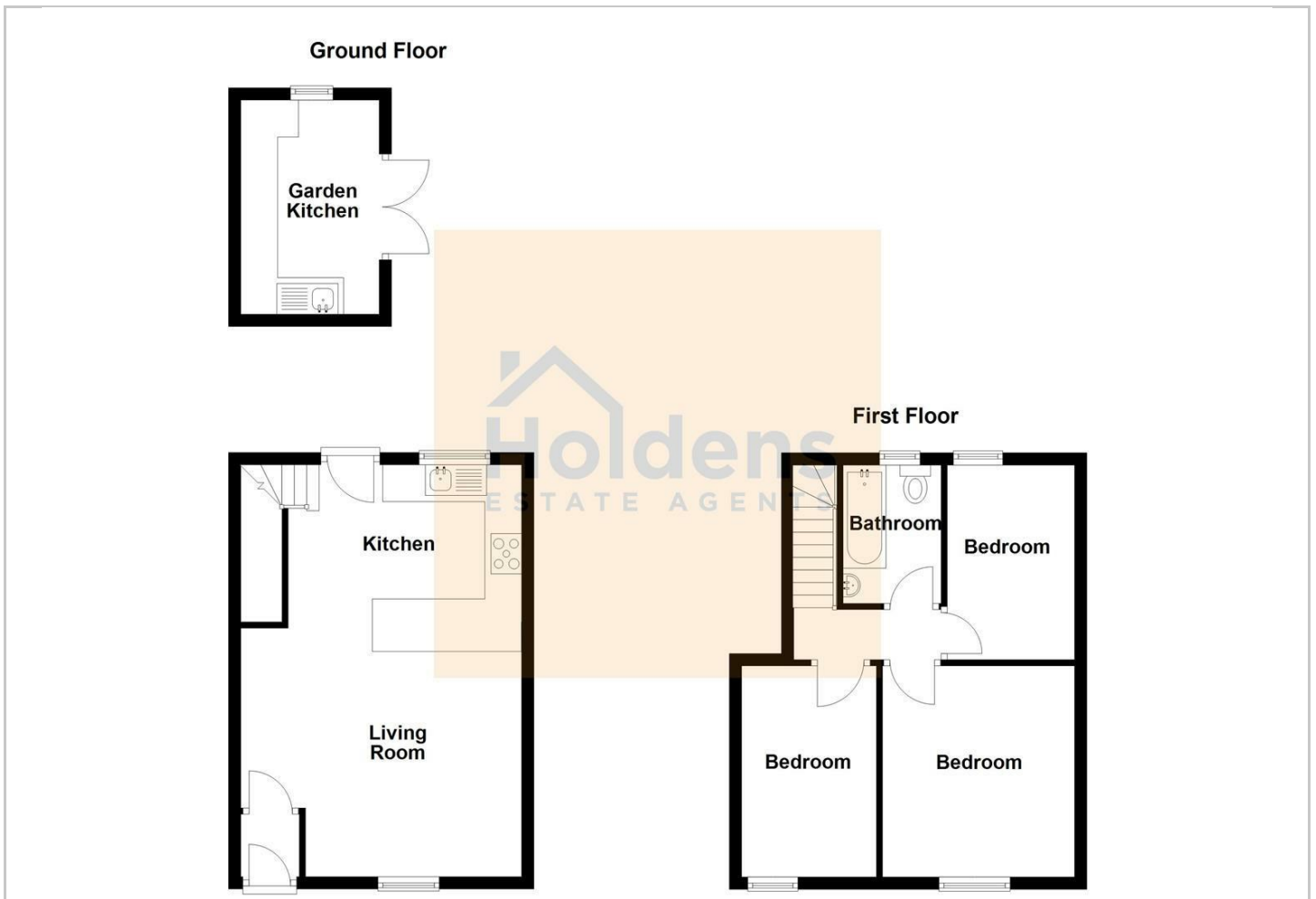
Hybrid Map



Terrain Map



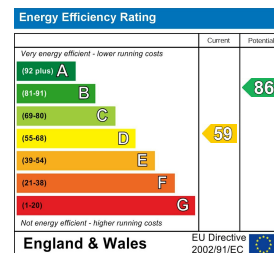
Floor Plan



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

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