



2 Green Lane

Longridge, Preston, PR3 3RA

£149,950



A lovely two bedroom mid terrace cottage tucked away off Green Lane. The accommodation comprises: Lounge, kitchen/diner, two bedrooms and bathroom to first floor. Gas central heating and double glazed. Garden to the front and yard to rear. This lovely cottage needs to be viewed to appreciate it's character and charm. Ideal for FTB's, investors and also anyone wanting to downsize. NO CHAIN. Council Tax Band B.





Ground Floor

Lounge

14'7" x 11'10" (4.459m x 3.625m)

Front door, uPVC double glazed window to front, laminate floor, radiator, feature stone wall, door into kitchen/diner, stairs to first floor.

Kitchen/diner

14'11" x 8'8" (4.553m x 2.642m)

Wall and base units, four ring gas hob, oven, extractor, stainless steel sink unit with drainer, plumbed for washing machine, wall mounted combi boiler, radiator, uPVC double glazed window to rear, door into rear yard, laminate floor, storage cupboard.

Landing

Access into two bedrooms and bathroom, loft access.

Bedroom 1

12'0" x 14'7" (3.678m x 4.460m)

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

Bedroom 2

8'7" x 6'6" (2.641m x 1.995m)

uPVC window to rear, radiator.

Bathroom

8'1" x 5'10" (2.485m x 1.793m)

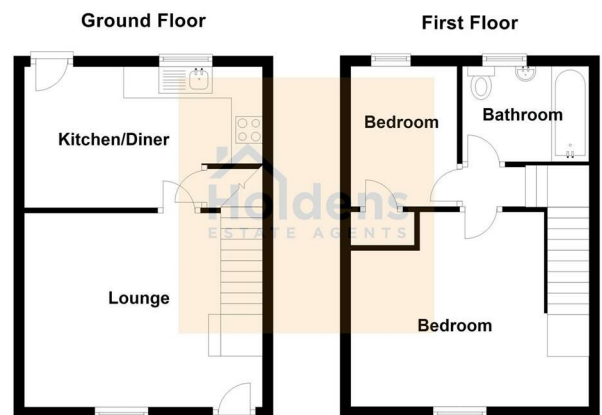
Bath, basin, WC, tiling to walls, chrome towel radiator, uPVC double glazed window to rear.

External

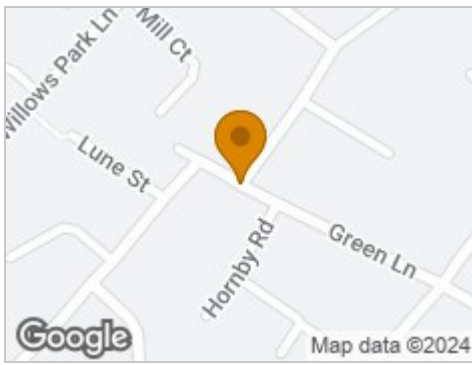
Gravel areas to front, stone flagged rear yard with gated access.

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



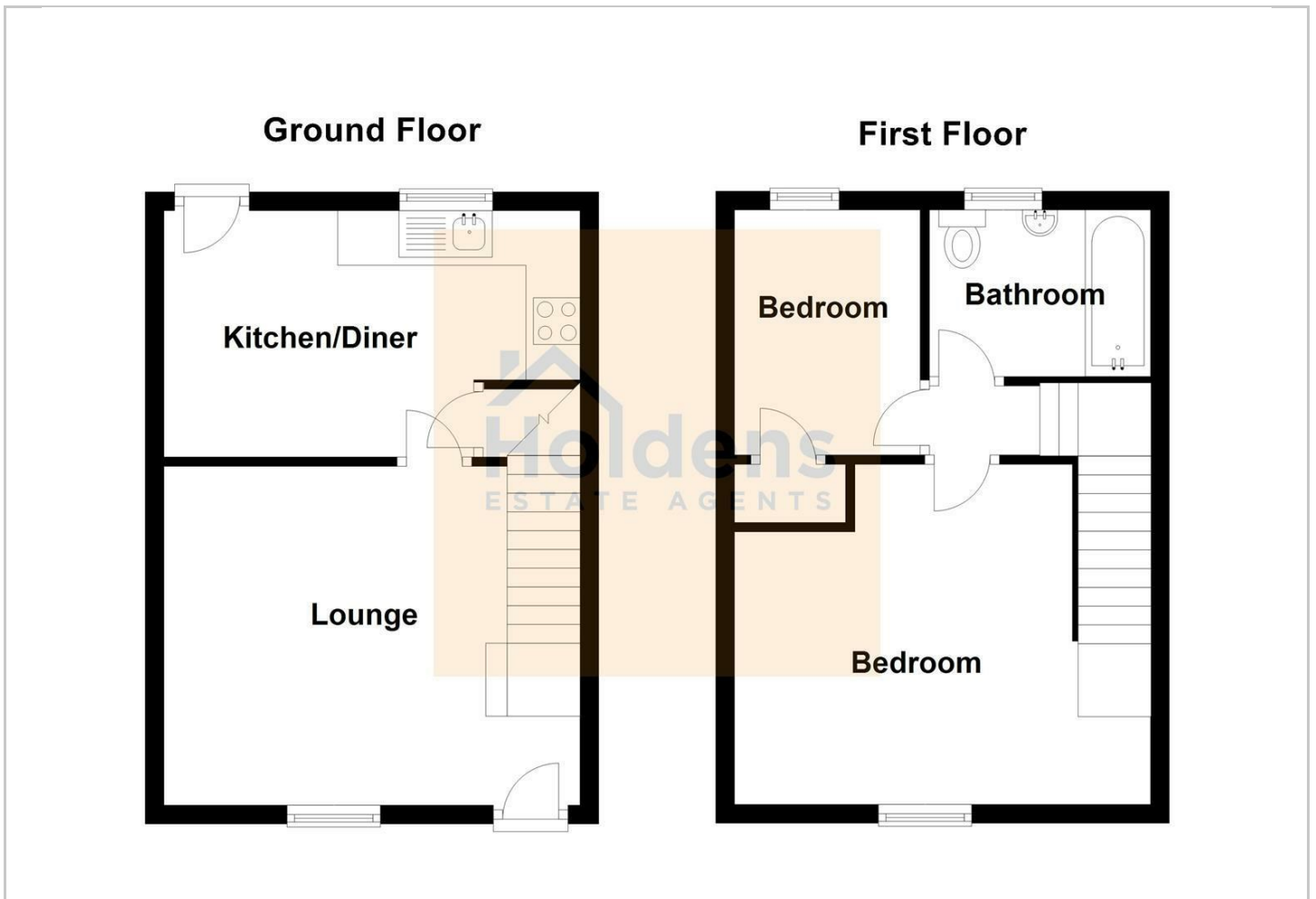
Hybrid Map



Terrain Map



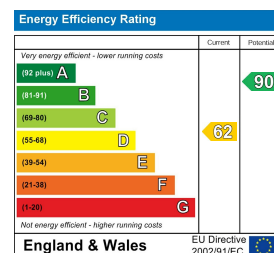
Floor Plan



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