



## 42 Market Place

Longridge, Preston, PR3 3RR

£169,950



Holdens are pleased to bring to the market this lovely, stone built end terrace on Market Place being handy for all the facilities on Berry Lane and surrounding. The property is well maintained and presented by the current owners. The deceptively spacious accommodation offers: Ground floor, entrance hallway, living/dining room, galley kitchen. First floor, three bedrooms, four piece bathroom. Rear yard. NO CHAIN. Freehold. Council tax band A.





## GROUND FLOOR

### Entrance Hall

Composite front door with double glazed window and uPVC double glazed window above, tiled floor, radiator, access through to living/dining room, stairs to the first floor.

### Living/dining room

21'11" x 11'5" (widest) (6.688m x 3.499m (widest))  
uPVC double glazed window to front and rear, two radiators, laminate floor, meter cupboard, access through to kitchen.

### Kitchen

14'5" x 6'6" (4.407m x 1.987m)  
Base units, solid wood worktops, four ring induction, hob, double oven and grill, extractor, Belfast sink with drainer, tiled splashback, space for washing machine and fridge, freezer, wall mounted combi boiler, downlights, tiled floor, uPVC double glazed window and door to side, tall radiator, under stairs, storage.

## FIRST FLOOR

### Landing

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

### Bedroom 1

12'9" x 9'6" (3.898m x 2.916m)  
uPVC double glazed window to rear, radiator.

### Bedroom 2

9'7" x 12'6" (2.9315m x 3.825m)  
uPVC double glazed window to front, radiator .

### Bedroom 3

9'3" x 8'7" (2.826m x 2.638m)  
uPVC double glazed window to front, radiator.

### Bathroom

9'10" x 6'8" (3.007m x 2.033m)  
Bath, shower, basin with pedestal, WC, uPVC double glazed window to rear, tiled walls, exposed floorboards, chrome towel radiator.

## EXTERNALLY

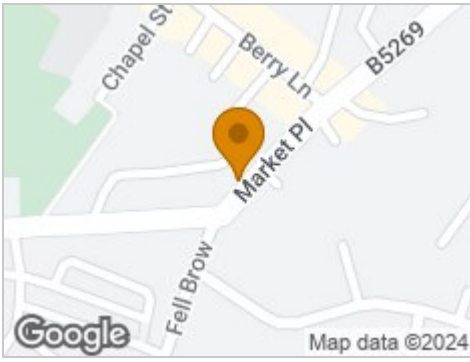
Rear yard with gated access.

## 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



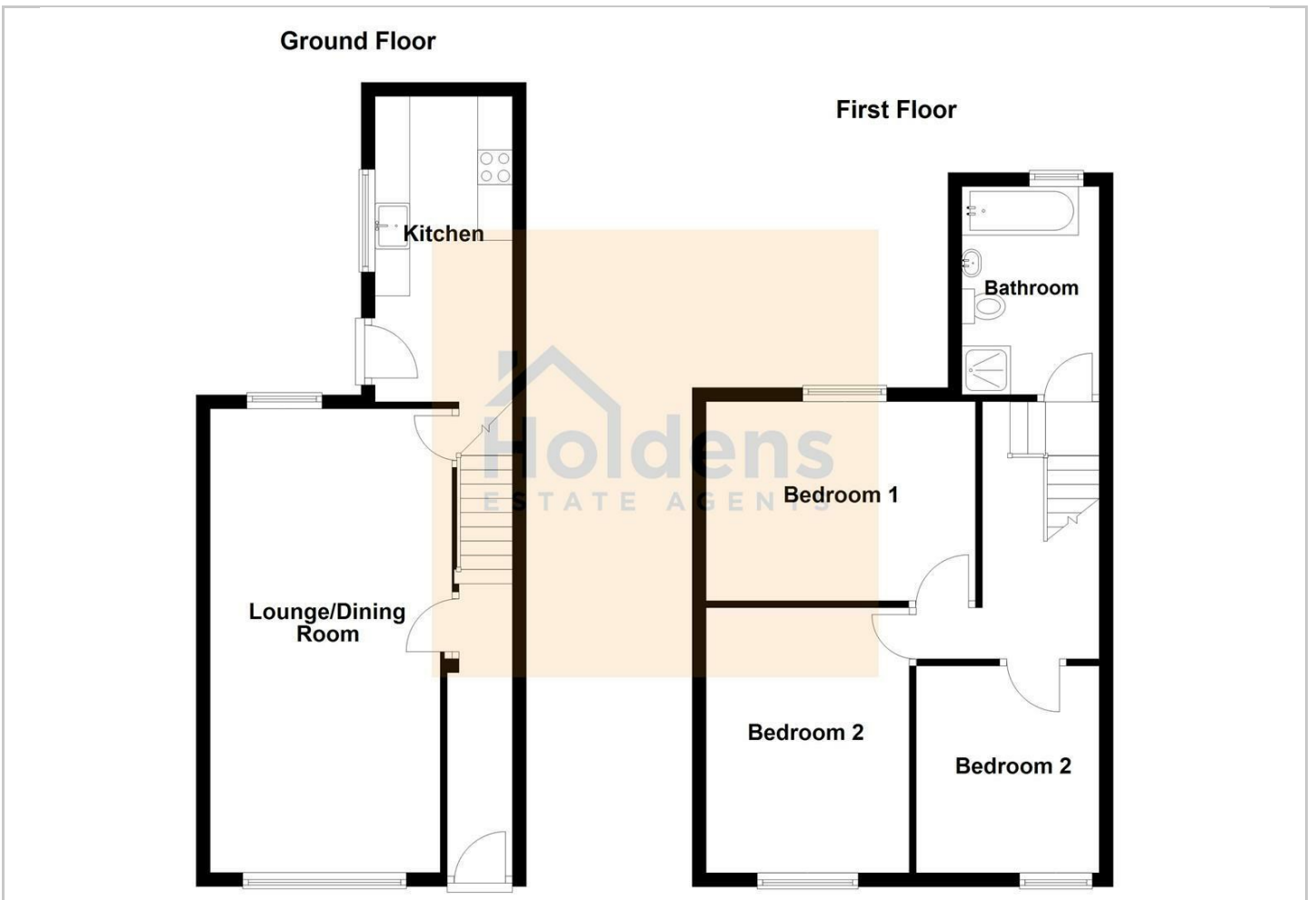
## Hybrid Map



## Terrain Map



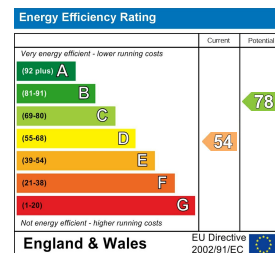
## Floor Plan



## 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



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