



44 Market Place

Longridge, Preston, PR3 3RR



£199,950

OPEN HOUR BY APPOINTMENT ONLY. Saturday 25th May 1pm-2pm. CALL NOW TO BOOK. Holdens are delighted to introduce to the market this detached three bedroom property close to the centre of Longridge. Well presented throughout this bright airy house would make a lovely home for a wide range of buyers. An entrance hallway leads into a spacious bright living room and a modern kitchen, up the stairs there are three bedrooms and a bathroom. Externally there is a small private garden area where you can enjoy a cup of coffee in the morning or a glass of wine in the evening. There is also off road parking at the rear and a single garage. Viewing is essential to fully appreciate all this lovely home has to offer. Available with no chain. Council tax band C. EPC Rating D.





GROUND FLOOR

Entrance Hallway

uPVC double glazed front door, coat rack, door mat flooring, door through to hallway.

Hallway

uPVC double glazed window to rear, radiator, under stairs storage cupboard, door to kitchen, door to living room.

Kitchen

10'0" x 13'10" (3.055m x 4.240m)

Tiled floor, uPVC double glazed door to rear, two double glazed windows to rear, work surfaces and base units, overhead storage cupboard, single oven and grill, four ring gas hob and extractor fan, stainless steel sink and drainer, built in fridge freezer, built in dishwasher, space for washing machine in cupboard, 6ft high radiator, combi boiler in cupboard, down lights.

Living Room

16'2" x 19'10" (4.938m x 6.070m)

Down lights, uPVC bay window to front, radiator, stairs to first floor landing.

FIRST FLOOR

Bedroom 1

13'11" x 10'0" (4.266m x 3.07m)

Two uPVC windows to rear, radiator.

Bedroom 2

10'5" x 9'9" (3.182m x 2.985m)

uPVC window to side, uPVC window to front, radiator

Bedroom 3

7'7" x 7'4" (2.334m x 2.246m)

uPVC windows to front, radiator.

Bathroom

8'6" x 5'11" (2.603m x 1.814m)

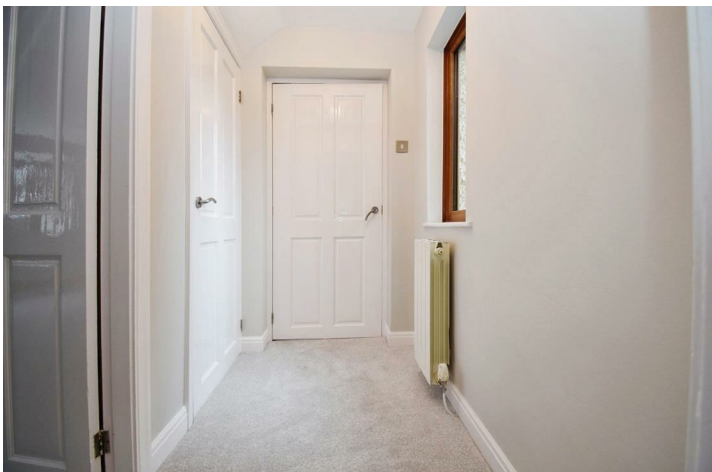
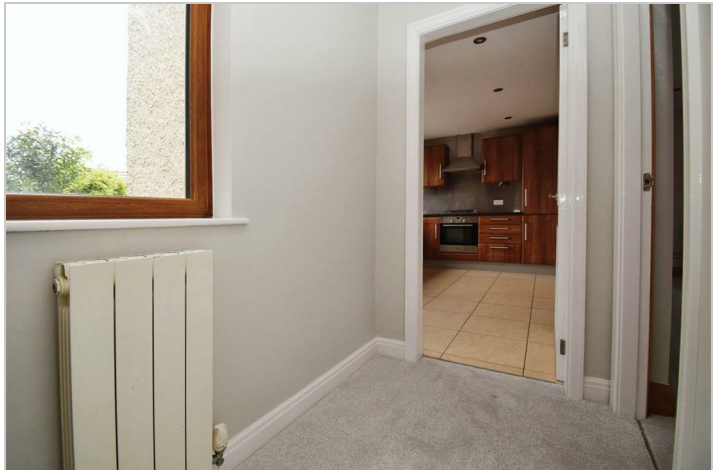
Tiled walls and floor, down lights, wall mounted chrome towel radiator, sink with pedestal, WC, bath with shower over, uPVC double glazed window, wall mounted mirrored cabinet, wall mounted shelf, shaver plug socket.

EXTERNAL

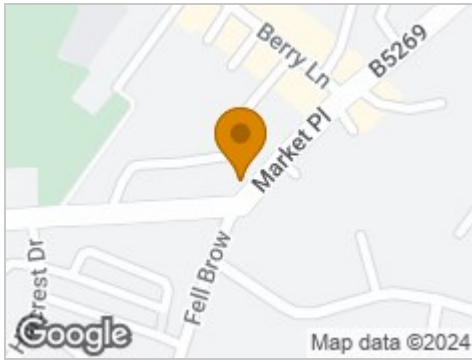
To the rear there is an Indian stone patio, fencing all round, gate to detached garage and parking area, gate to side of house. To the front there is an Indian stone walkway, small lawn continuing round side of house, hedge surrounding, gate to street.

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



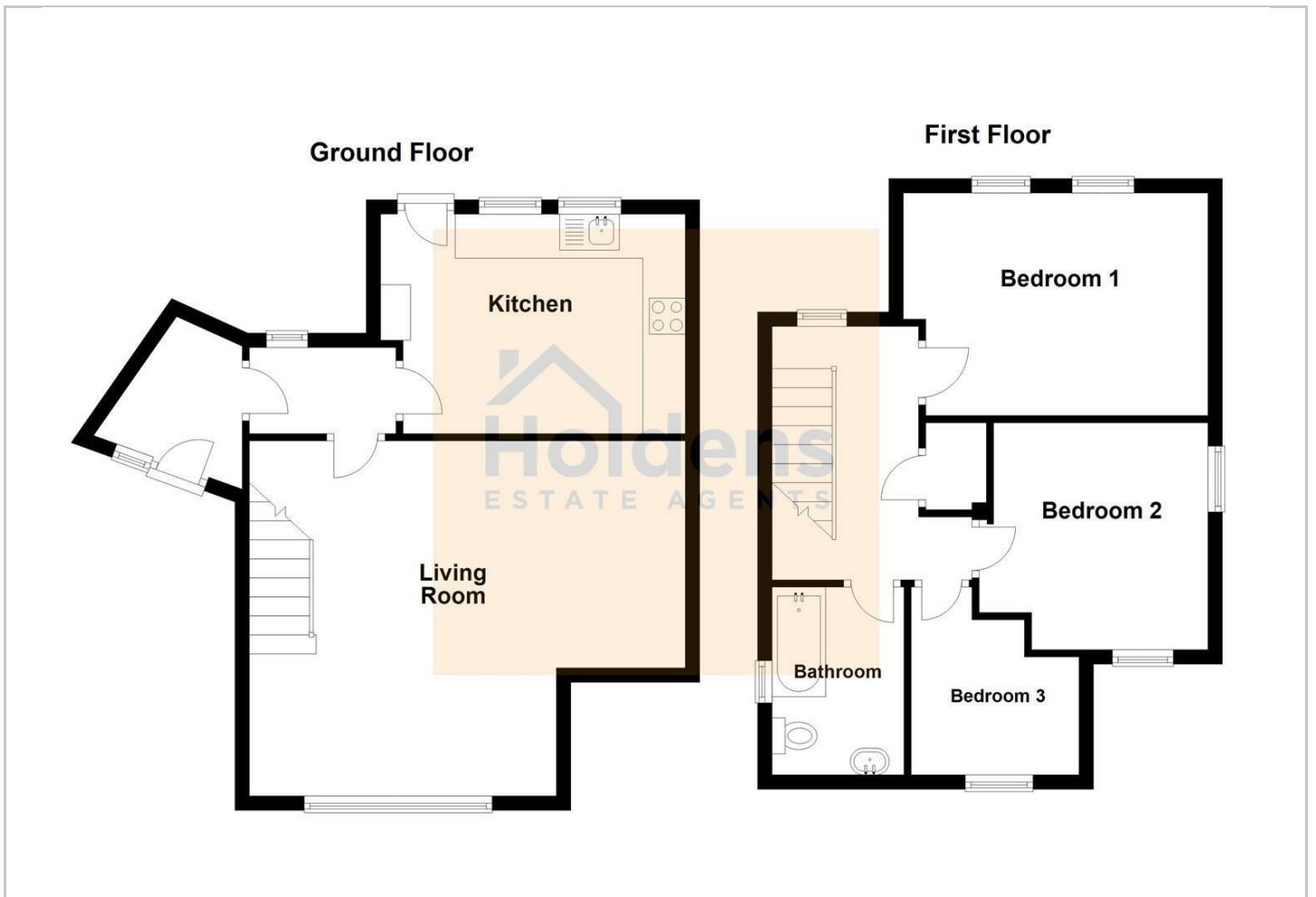
Hybrid Map



Terrain Map



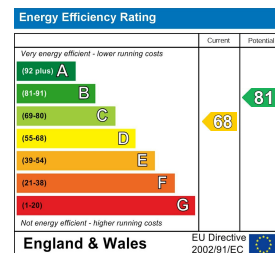
Floor Plan



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

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