



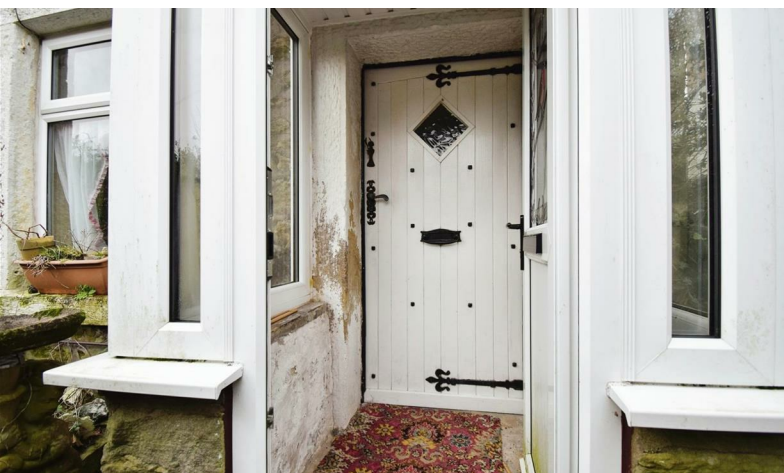
71 Higher Road

Longridge, Preston, PR3 3SY

£169,950



A lovely end terraced cottage now in need of modernisation to create a super home. The property is located in a good residential area and handy for all of the facilities Longridge has to offer. Accommodation comprising, entrance porch, living room, dining room, kitchen, First Floor: three bedrooms, bathroom. Gas central heating installed, double glazing fitted. Council Tax Band C. Freehold.





GROUND FLOOR

Entrance Porch

uPVC double glazed windows and door, door into living room.

Living Room

13'8" x 11'4" (4.167m x 3.460m)

uPVC double glazed window to front, meter cupboards, living flame gas fire, radiator, door through to dining room.

Dining Room

12'7" x 13'7" (3.855m x 4.159m)

Fitted storage, radiator, uPVC double glazed window to side, door through to kitchen.

Kitchen

11'2" x 8'5" (3.418m x 2.568m)

Wooden base units, stainless steel sink with drainer, splashbacks, uPVC double glazed windows to rear, radiator, space for fridge and cooker, stairs to first floor, porch to side.

FIRST FLOOR

Landing

Access into three bedrooms and bathroom.

Bedroom 1

14'0" x 11'5" (4.289m x 3.488m)

uPVC double glazed window to front, radiator.

Bedroom 2

9'8" x 9'5" (2.952m x 2.886m)

uPVC double glazed window two side, loft access, radiator.

Bedroom 3

12'8" x 5'7" (3.862m x 1.710m)

uPVC double glazed window to rear, radiator.

Bathroom

Bath, basin with pedestal, WC, tiling to walls, fitted storage, radiator, uPVC double glazed window to rear.

EXTERNALLY

Garden areas to front and 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.

IMPORTANT NOTE

Please note that the vendor of this property is related to a member of staff at Holdens Estate Agents.



Road Map



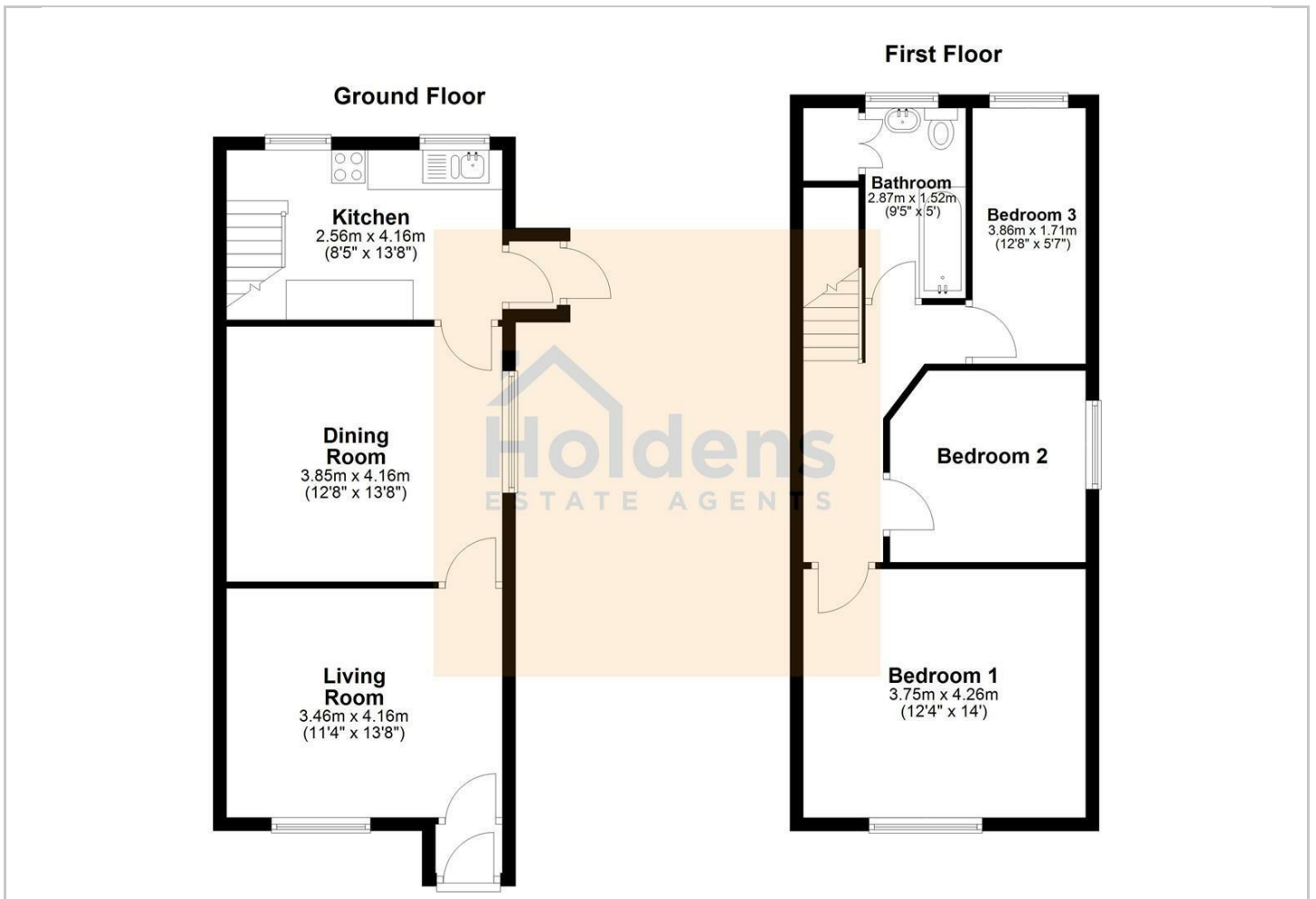
Hybrid Map



Terrain Map



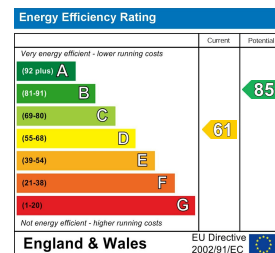
Floor Plan



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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