



## 28 Higher Road

Longridge, Preston, PR3 3SX



£159,950

Holdens are pleased to bring to the market this mid terrace now in need of modernisation. A popular location on Club Row on Higher Road being handy for all of the facilities in Longridge. The accommodation comprises of: Ground floor, entrance porch, living room, kitchen/diner, conservatory, Lower ground floor: cellar, workshop. First floor: three bedrooms, bathroom. To the rear there is a lawned garden. The property enjoys views at the rear over to the surrounding hills. NO CHAIN. Council Tax Band C.







## GROUND FLOOR

### Entrance Porch

1.094m x 0.866m

Front porch, wooden front door with single glazed panel, door leading to the living room.

### Living Room

14'2" x 12'1" (4.320m x 3.706m)

Wooden framed double glazed windows to front, radiator, gas fire on a stone fireplace, built-in cabinets and drawers, exposed beams, door to kitchen/diner.

### Kitchen/Diner

14'3" x 14'6" (4.356m x 4.444m)

Wall and base units with worksurfaces, double oven and grill, single sink with double drainer, four ring gas hob, tiled walls in the kitchen area, timber panelled walls in dining area, gas fire, under stairs storage, door to side of house, door to cellar, door to conservatory, stairs to first floor.

### Cellar

14'6" x 14'2" (4.439m x 4.335m)

Plumbing for washing machine, WC, stairs to ground floor, door to workshop, WC.

### Workshop

12'10" x 8'4" (3.931m x 2.557m)

Door to rear garden, wooden door, single panel window to rear.

### Conservatory

13'6" x 8'5" (4.132m x 2.572m)

Wooden framed double glazed windows on two sides, two radiators.

## FIRST FLOOR

## Landing

12'6" x 4'2" (3.814m x 1.295m)

Storage cupboard, doors to bedrooms, door to bathroom.

### Bedroom 1

12'4" x 9'4" (3.765m x 2.854m)

Wooden framed double glazed window to front, radiator.

### Bedroom 2

8'3" x 12'3" (2.529m x 3.759m)

Wooden framed double glazed window to front, radiator.

### Bedroom 3

9'11" x 4'2" (3.026m x 1.295m)

Wooden framed double glazed windows to rear, radiator.

### Bathroom

9'7" x 4'4" (2.936m x 1.336m)

Wooden framed double glazed window to rear, bath with shower, WC, wash hand basin with pedestal, radiator.

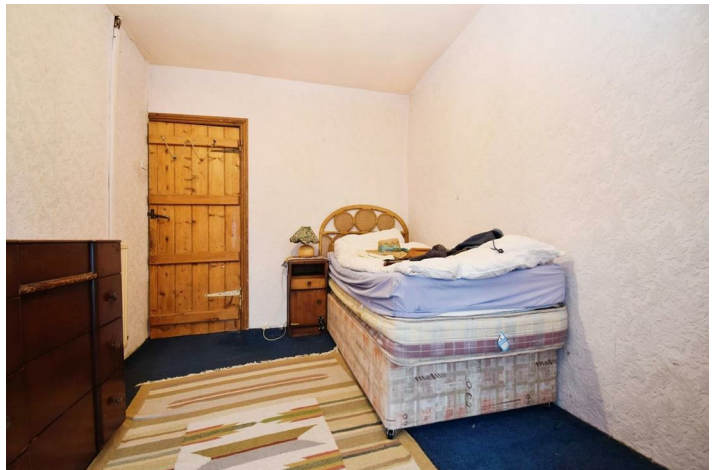
## EXTERNAL

To the rear of the property is a lawned garden with planted borders. Views of the hills to the 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.







## Road Map



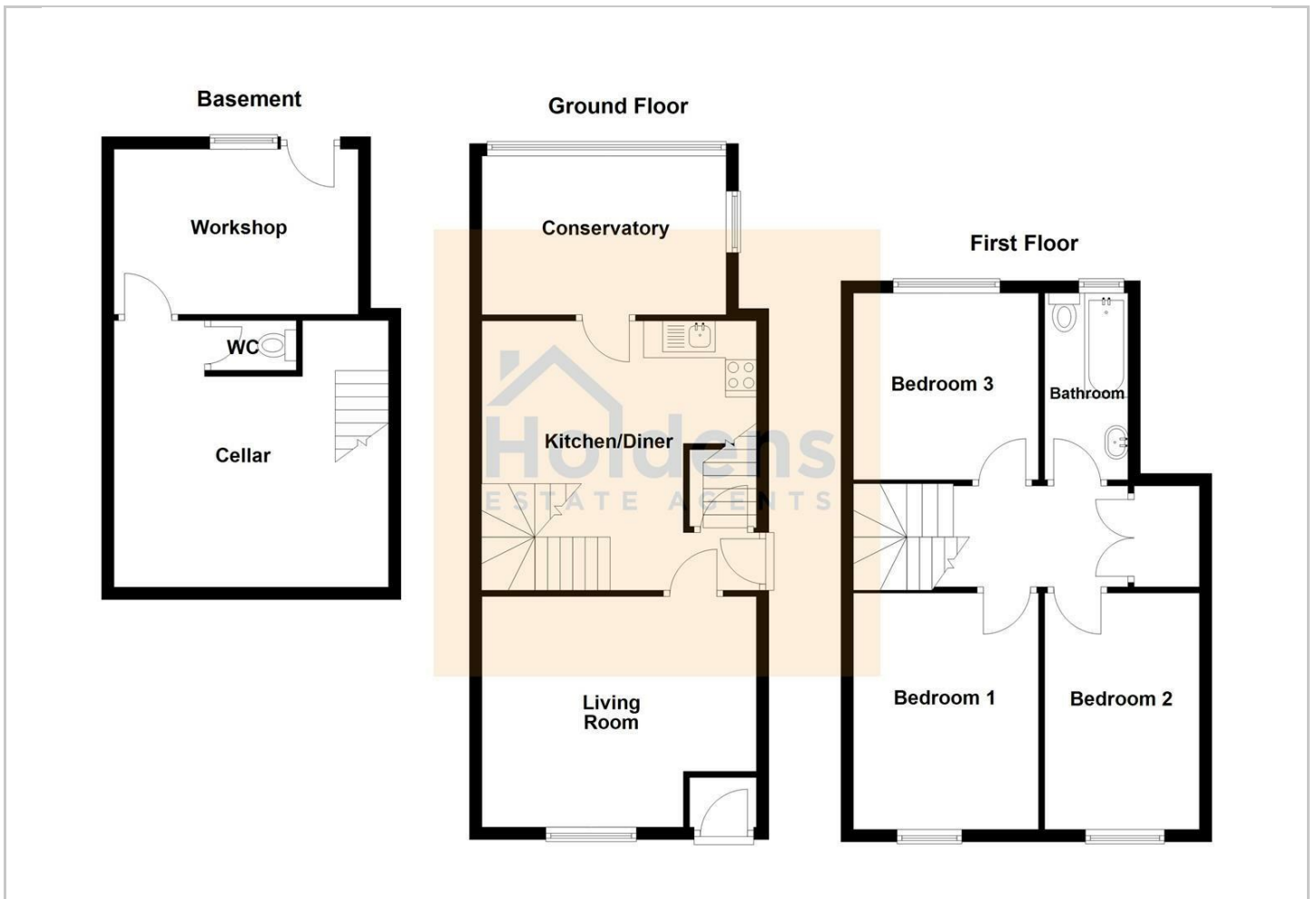
## Hybrid Map



## Terrain Map



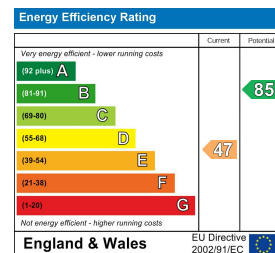
## Floor Plan



## 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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