



## Jam Pot Cottage, 5 King Street

Longridge, Preston, PR3 3RQ



£184,950

What an absolute delight Jam Pot Cottage is! Full of character and charm, currently used as a holiday let so suitable for an investor, down sizer or first time buyer. The accommodation is set over four floors comprising of: Ground floor, entrance hallway, living room, kitchen. Lower ground floor cellar. First floor landing offering useful office space, bedroom and bathroom. Second floor bedroom two. To the rear of the property there is a lovely garden offering amazing views over the stunning countryside of the Ribble valley. The property is well maintained and presented to a high standard. gas central heating, double glazed. Viewers will not be disappointed. Freehold. Council Tax Band C. NO CHAIN.





## GROUND FLOOR

### Entrance Hallway

4'5" x 3'11" (1.348m x 1.201m)

Wooden door, radiator, feature stone wall, door to living room.

### Living Room

14'11" x 13'1" (4.558m x 3.998m)

uPVC double glazed window to front, radiator, wood burner, feature stone wall, wooden beams, door to cellar, door to kitchen.

### Kitchen

12'1" x 11'1" (3.701m x 3.399m)

Base units with worksurfaces, tiled splashbacks, enamel sink and drainer, four ring gas hob, oven, built-in traditional fireplace and oven, radiator, feature stone walls, beams, wooden framed single glazed window to rear, composite door to rear, stairs to first floor.

## LOWER GROUND FLOOR

### Cellar

23'6" x 14'5" (7.181m x 4.409m)

uPVC double glazed window to rear, wooden framed single glazed window to rear, plumbing for washing machine, base units with worksurfaces, combi boiler, built-in cupboards.

## FIRST FLOOR

### Landing

Doors to bedroom and bathroom, landing space/office space.

### Bedroom 1

14'6" x 12'8" (4.433m x 3.885m)

uPVC double glazed window to front, radiator, original feature fireplace.

### Bathroom

6'5" x 4'10" (1.961m x 1.495m)

Towel radiator, uPVC double glazed window to rear, WC, sink with cabinet, bath with shower.

### Landing/office space

10'8" x 8'2" (3.274m x 2.491m)

uPVC double glazed window to rear, radiator, understairs cupboard, window with built-in bench, stairs to second floor,

## SECOND FLOOR

### Bedroom 2

14'2" x 10'2" (4.336m x 3.109m)

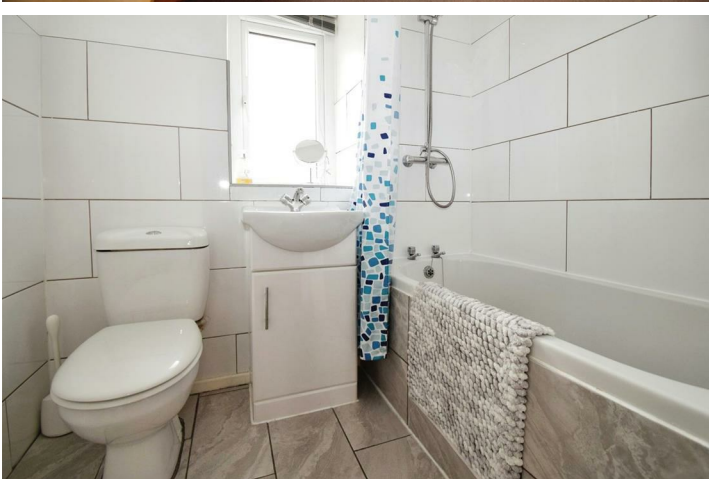
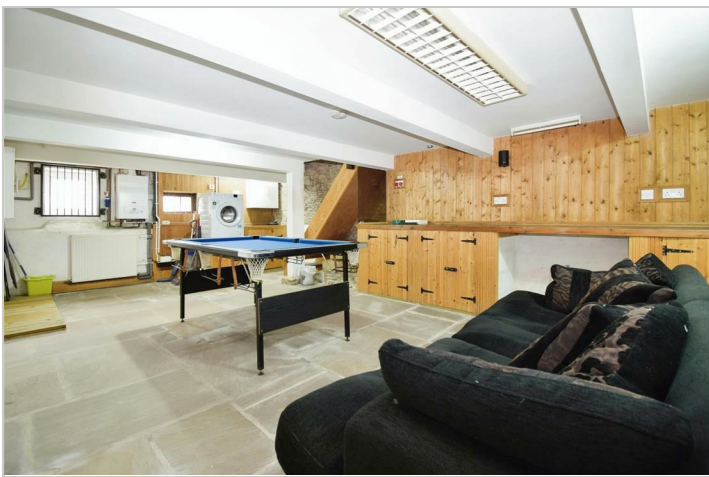
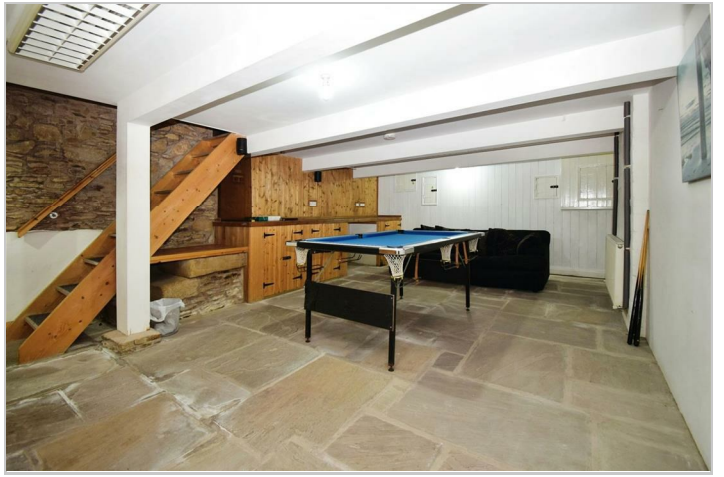
Double glazed Velux window, built-in storage cupboards, two radiators.

## EXTERNAL

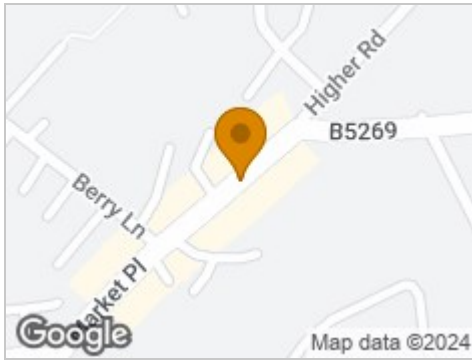
Steps down from the rear door onto the cobbled alleyway lead to the detached rear cottage garden, lawn and patio areas.

## 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



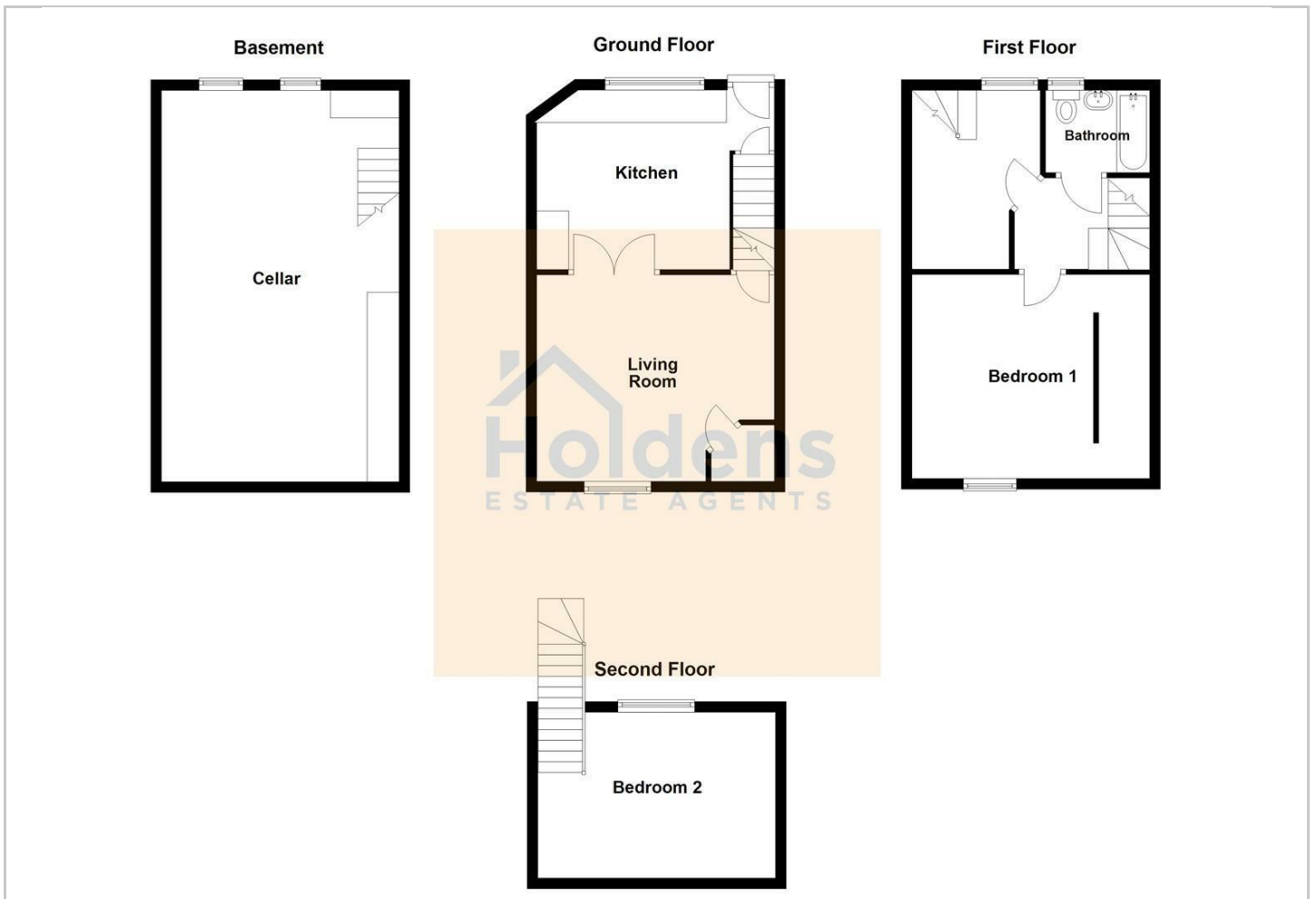
## Hybrid Map



## Terrain Map



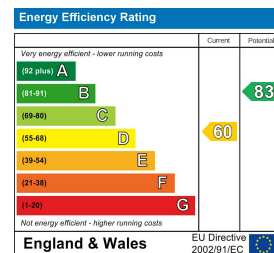
## Floor Plan



## 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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