



3 Tan Yard Court Tootle Green

, Longridge, PR3 3UU



£185,000

Holdens are pleased to bring to the market this modern semi detached property in a quiet location on the edge of Longridge. The property offers accommodation comprising of: entrance hallway, kitchen with integrated appliances, living room with French doors, WC. First Floor: two bedrooms, (fitted wardrobes to bedroom one), bathroom. Externally there is driveway parking for two vehicles plus lawn to front, to the rear there is a well fenced mainly laid to lawn garden and patio. A lovely looking property internally and externally, viewing essential. Freehold. Council Tax Band B.





FIRST FLOOR

Entrance Hallway

Double glazed composite front door, access into kitchen, living room and WC, radiator, stairs to first floor.

Kitchen

9'10" x 6'1" (3.019m x 1.860m)

Wall and base units, four ring gas hob, oven, extractor, stainless steel one and a half bowl sink with drainer, integrated washing machine and fridge freezer, wall mounted combi boiler, downlights, uPVC double glazed window window to front.

Living Room

12'1" x 13'1" (3.6935m x 3.993m)

uPVC double glazed French doors with windows to rear, radiator, understairs storage cupboard.

WC

5'2" x 2'10" (1.583m x 0.888m)

WC, basin with pedestal, uPVC double glazed window, radiator.

FIRST FLOOR

Landing

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

Bedroom 1

11'1" x 8'7" (3.395m x 2.621m)

Two uPVC double glazed windows to front, fitted wardrobes, radiator, storage covered.

Bedroom 2

13'0" x 6'11" (3.970m x 2.117m)

uPVC double glazed window to rear, radiator.

Bathroom

6'1" x 6'2" (1.859m x 1.901m)

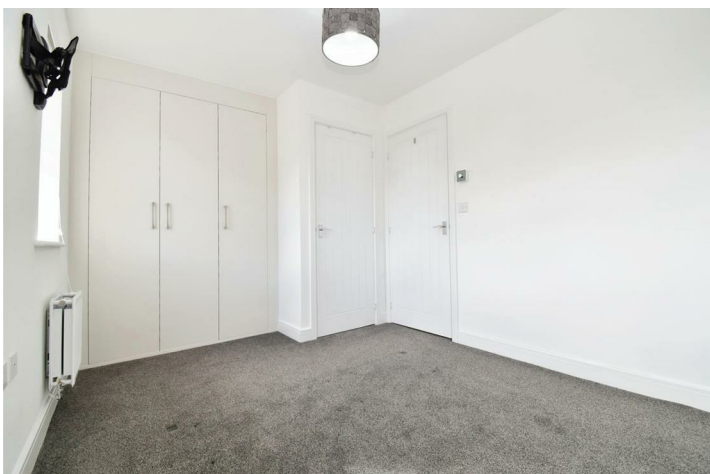
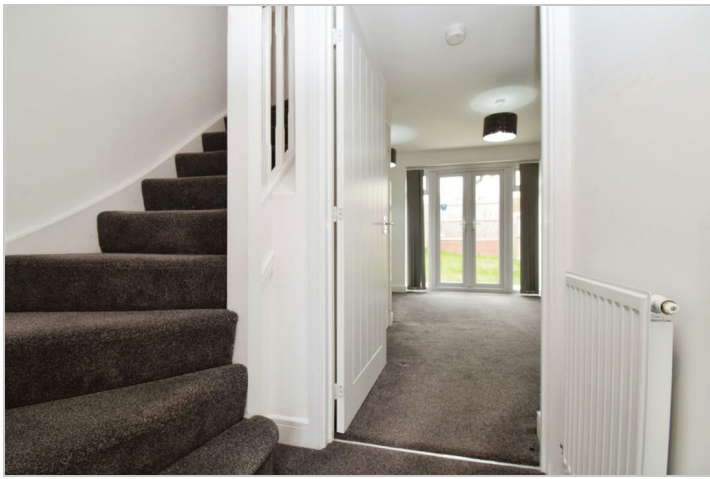
Bath with overhead shower and screen, basin with pedestal, WC, tiled walls, chrome radiator.

EXTERNALLY

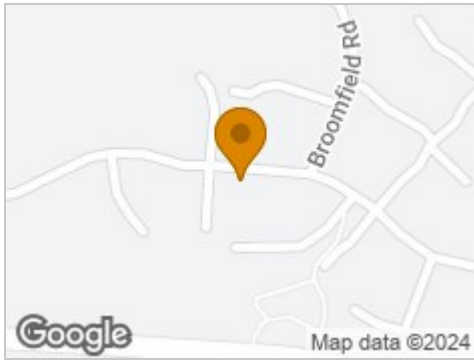
Lawn to front, driveway providing off-road parking to rear, patio and lawn to rear, gated access to side.

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



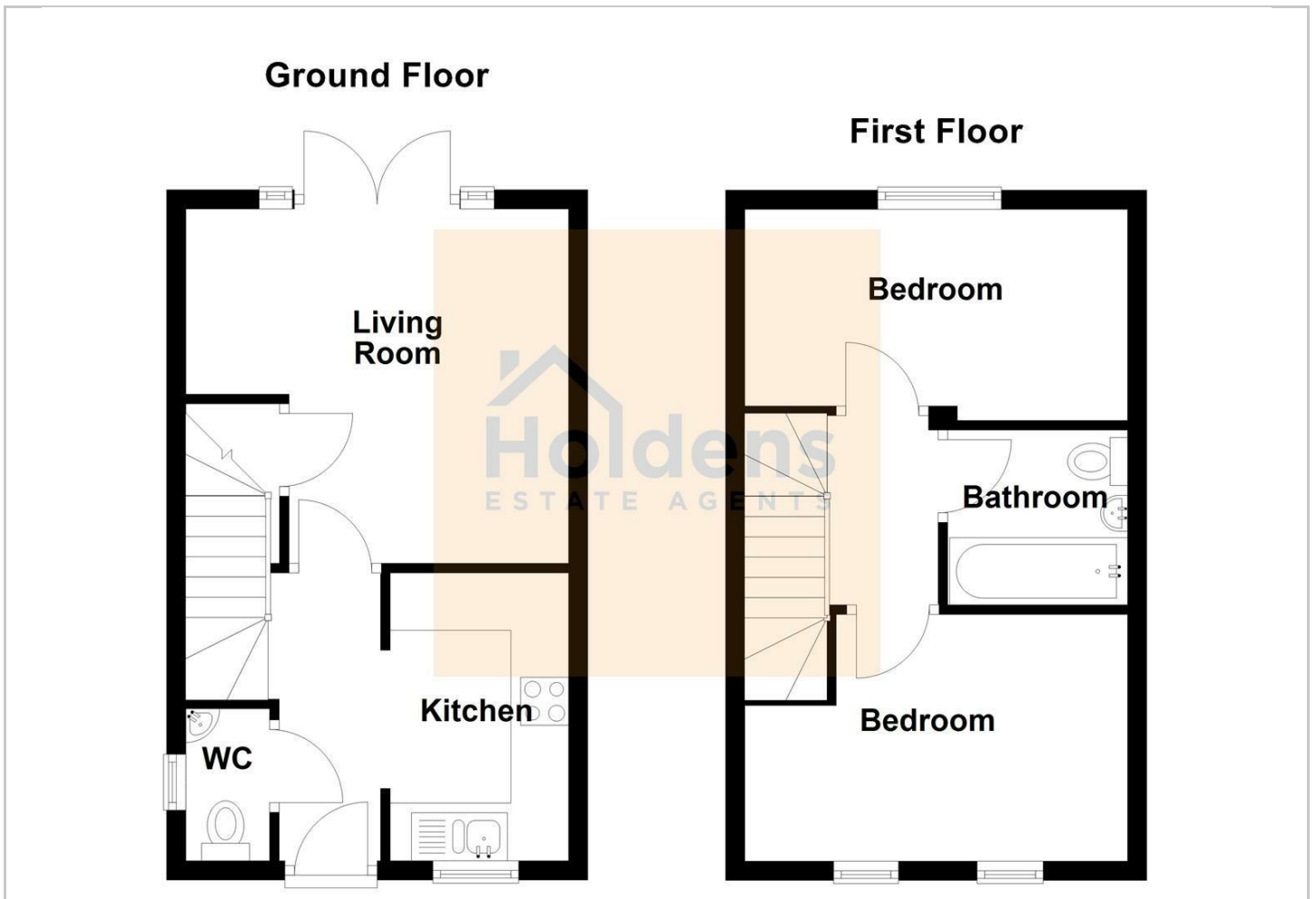
Hybrid Map



Terrain Map



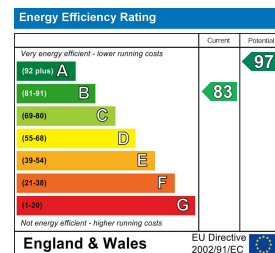
Floor Plan



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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