



24 Calder Avenue

Longridge, Preston, PR3 3HT

£99,995



Holdens are pleased to bring to the market this first floor one bed apartment in a very convenient location having all of the village facilities on your doorstep. Improvements are now required to bring the apartment up to date. This is a great opportunity to get on the property ladder. The accommodation comprises of: (all on the first floor) kitchen, living room, bedroom, shower room. Gas central heating is installed and double glazing fitted. Externally there is ample parking for multiple vehicles and to the rear is a yard ideal for sitting and enjoying your morning coffee. Freehold. Council tax Band A.





ALL ON THE FIRST FLOOR

Entrance Stairway

uPVC double glazed front door, radiator, uPVC double glazed window on stairway, door into apartment

First floor Hallway

Attic access, doors to storage cupboard, shower room, kitchen, living room, bedroom, airing cupboard housing the boiler/water tank.

Kitchen

11'5" x 9'10" (3.489m x 3.002m)

uPVC double glazed window to rear, tiled floor, tiled splashbacks, wall and base units and worksurfaces, radiator, double oven and grill, four ring gas hob and extractor, uPVC sink and drainer, washing machine, dryer, fridge/freezer.

Living Room

14'11" x 13'6" (4.572m x 4.122m)

uPVC double glazed window to front, radiator, gas fire, ceiling fan/light.

Bedroom

13'7" x 9'7" (4.145m x 2.928m)

uPVC double glazed window to front, radiator, ceiling fan/light.

Shower Room

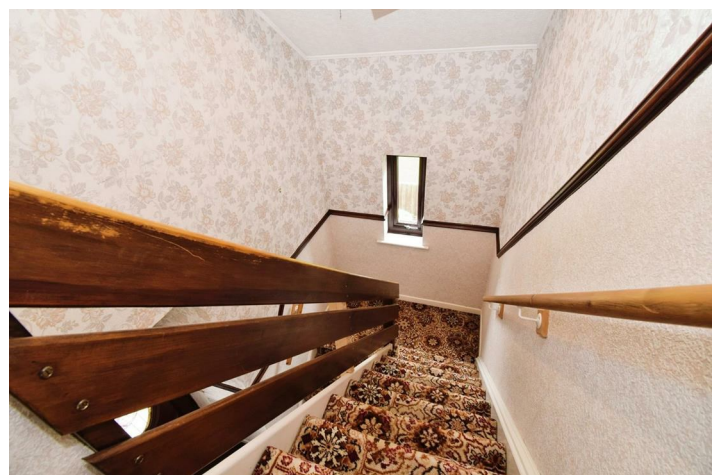
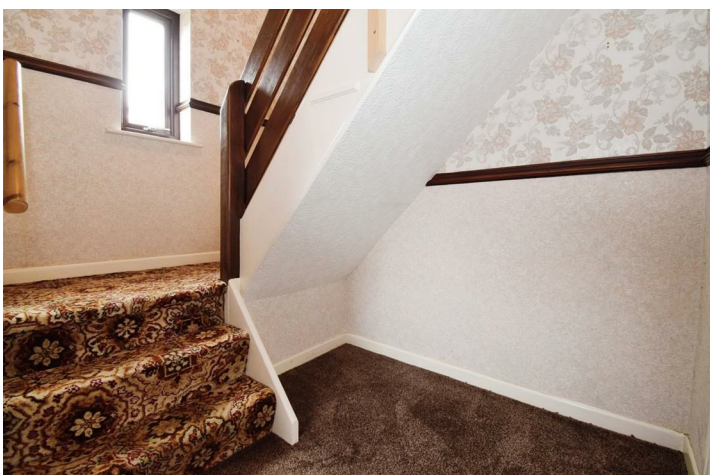
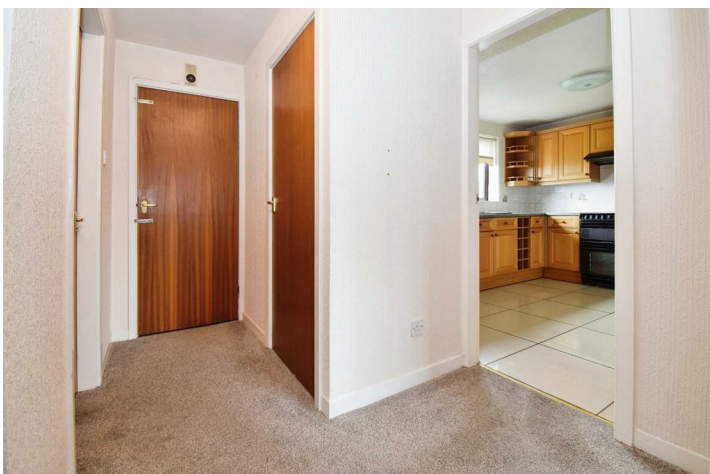
uPVC double glazed window to side, radiator, Vinyl flooring, WC, sink with cupboard below, shower cubicle, down lights.

EXTERNALLY

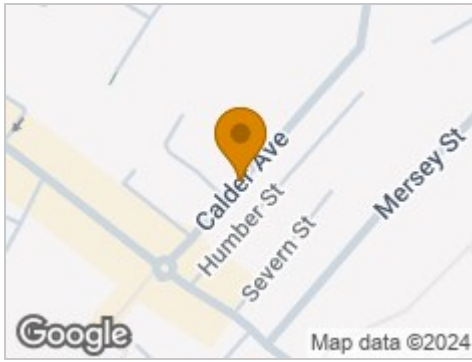
Allocated parking space. Small rear yard.

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



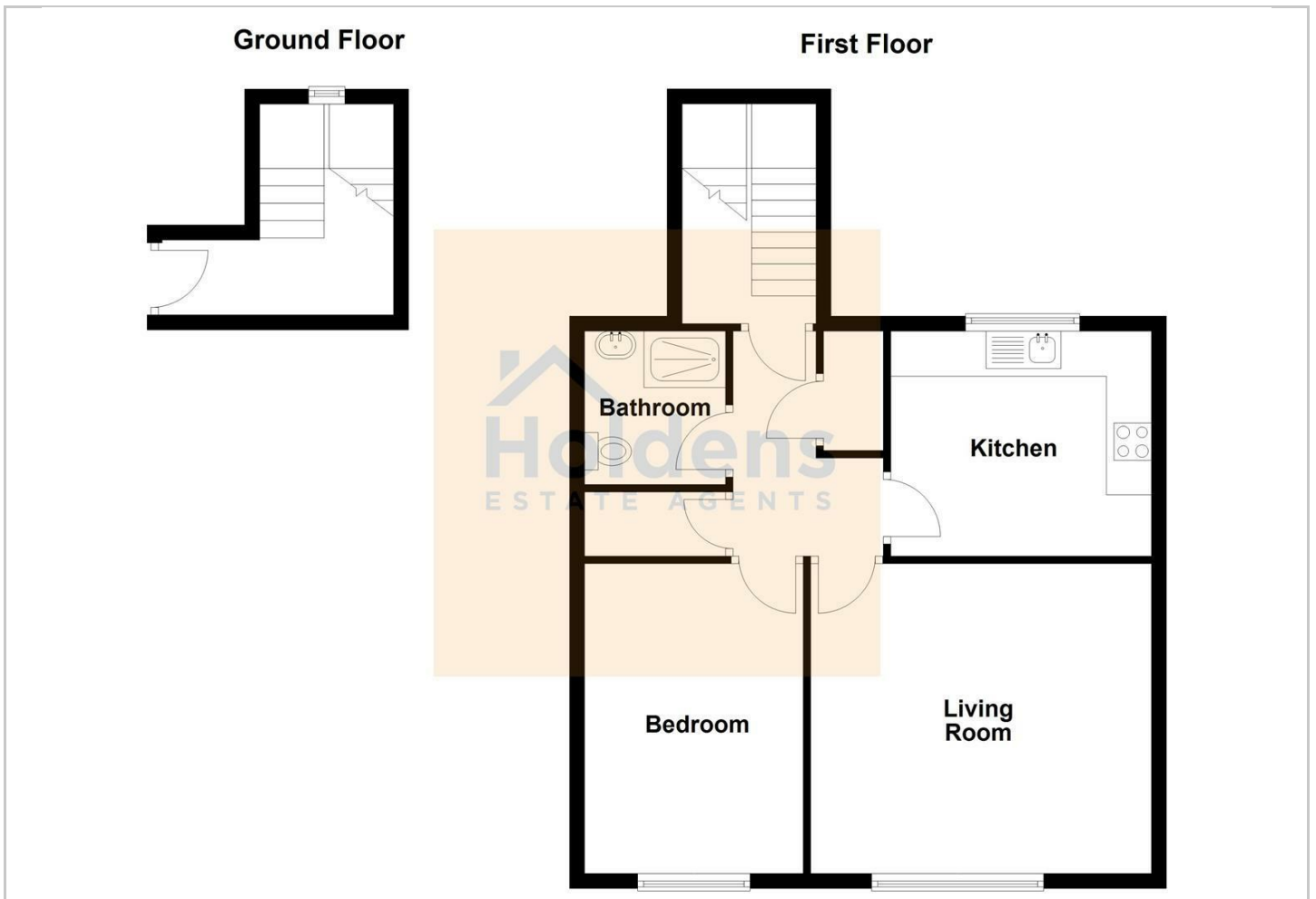
Hybrid Map



Terrain Map



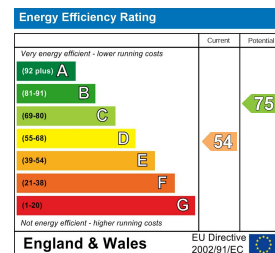
Floor Plan



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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