



## 11 Regent Street

Longridge, Preston, PR3 3FH



£129,950

Holdens are delighted to bring to the market this large three bedroomed terraced house. Modernisation is now required. This really is a fantastic opportunity to put your own stamp on a property and truly make it your own. The accommodation comprises of: Ground floor: entrance vestibule, hallway, living room, dining room, kitchen, utility room, pantry and WC. First floor, three bedrooms, shower room. Yard to rear with planted borders. Popular residential street handy for all the facilities. No onward chain Early viewing essential. Tenure tbc. Council tax band B. EPC tbc.





## GROUND FLOOR

### Entrance Porch

Wooden front door, decorative wooden panel walls and door leading to hallway.

### Hallway

Door to dining room, living room and stairs to first floor.

### Living Room

12'10" x 11'11" (3.935 x 3.642)

Wooden single glazed window to front, fireplace with electric fire, fitted meter cupboard and fitted shelving surrounding fireplace.

### Dining Room

13'2" x 13'0" (4.024 x 3.977)

Wooden single glazed window to rear, feature fireplace with electric fire, built-in storage cupboards, door leading to kitchen.

### Kitchen

9'8" x 8'1" (2.962 x 2.479)

Wall and base units, worksurfaces, Belfast sink with drainer, freestanding gas cooker with four ring hob and grill, storage cupboard, door leading into pantry, wooden single glazed window to rear, door leading to utility room.

### Utility

8'7" x 6'9" (2.619 x 2.060)

Belfast sink, plumbing for a washing machine, wooden double glazed window to rear, fitted shelving and door leading to WC.

### WC

3'10" x 3'3" (1.189 x 0.996)

Wooden single glazed skylight window, WC, Vinyl flooring.

## FIRST FLOOR

### Landing

Attic access, door leading to shower room, doors leading into three bedrooms.

### Bedroom One

16'7" x 11'8" (5.078 x 3.580)

Wooden single glazed window to front, built-in wardrobes.

### Bedroom Two

13'1" x 9'8" (3.996 x 2.970)

Wooden single glazed window, built-in wardrobes.

### Shower Room

5'7" x 4'5" (1.713 x 1.350)

uPVC double glazed window, sink, walk-in shower, WC, fitted storage cupboard, wall mounted electric heater.

### Bedroom Three

8'3" x 8'1" (2.524 x 2.472)

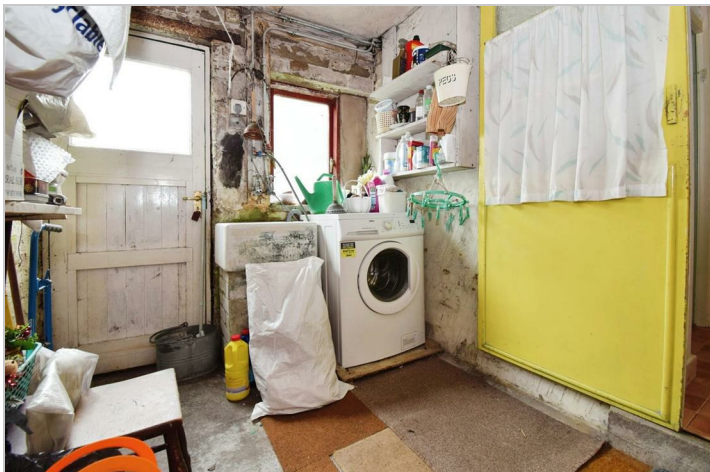
Wooden single glazed window, built-in storage cupboards and wardrobes.

### Rear Yard

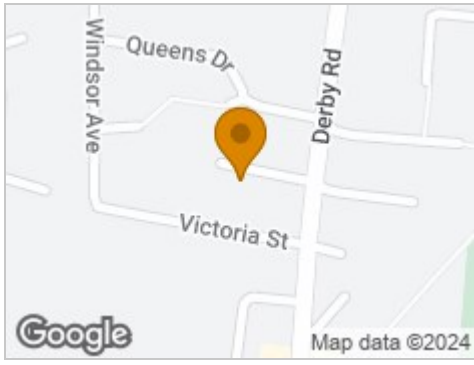
Low maintenance enclosed Indian flagged yard with flower beds.

## 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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