



## 5 Hornby Road

Longridge, Preston, PR3 3RE



£159,950

Holdens are pleased to bring to the market this mid terraced modern property in a popular residential cul-de-sac position on Hornby Road. Within walking distance of all the facilities in Longridge. The property will suit a range of buyers with accommodation comprising of: **GROUND FLOOR:** Living room, dining kitchen, bathroom. **FIRST FLOOR:** three bedrooms. To the front there is off road parking and to the rear there is a yard with decking area and a **DETACHED SINGLE GARAGE**. New carpets throughout. Offered for sale with **NO CHAIN**. Gas central heating, double glazing. This property won't be available long so book an early viewing to avoid disappointment. Freehold. Council Tax Band B.





## GROUND FLOOR

### Entrance Porch

uPVC double glazed front door and window, laminate floor, under stairs storage cupboard, door to living room.

### Living Room

13'9" x 12'0" (4.215m x 3.666m)

uPVC double glazed window to front, radiator, wood burner, door to kitchen, door to stairway.

### Kitchen

11'3" x 15'3" (3.434m x 4.670m)

Wall and base units and worktops, built-in fridge, built-in freezer, built-in dishwasher, oven with grill, four ring gas hob and extractor, tiled splash back, Vinyl flooring, uPVC double glazed window to rear, uPVC double glazed door to rear, radiator, stainless steel sink and drainer.

### Stairwell

Door to bathroom, stairs to first floor

### Bathroom

4'8" x 7'10" (1.426m x 2.398m)

Sink with pedestal, wall mounted mirror, P-shaped bath with shower, WC, uPVC double glazed window to rear, radiator, Vinyl flooring.

## FIRST FLOOR

### Landing

Upvc double glazed window to front, radiator, attic access, doors to three bedrooms.

### Bedroom 1

13'10" x 8'4" (4.229m x 2.563m)

uPVC double glazed window to rear, radiator, cupboard housing the boiler.

### Bedroom 2

11'3" x 6'2" (3.444m x 1.891m)

uPVC double glazed window to rear, radiator.

### Bedroom 3

9'2" x 7'11" (2.811m x 2.421m)

Two uPVC double glazed windows, radiator.

## EXTERNALLY

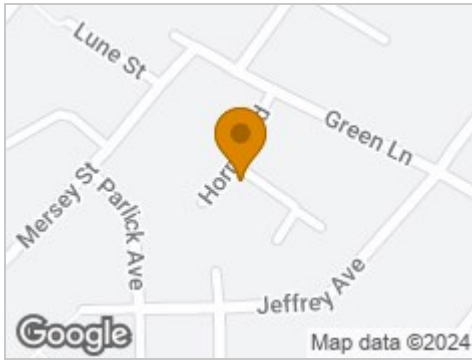
To the front there is driveway parking, flagged pathway to door. To the rear there is a flagged patio with small decking section, outdoor tap. DETACHED GARAGE to the rear.

## 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



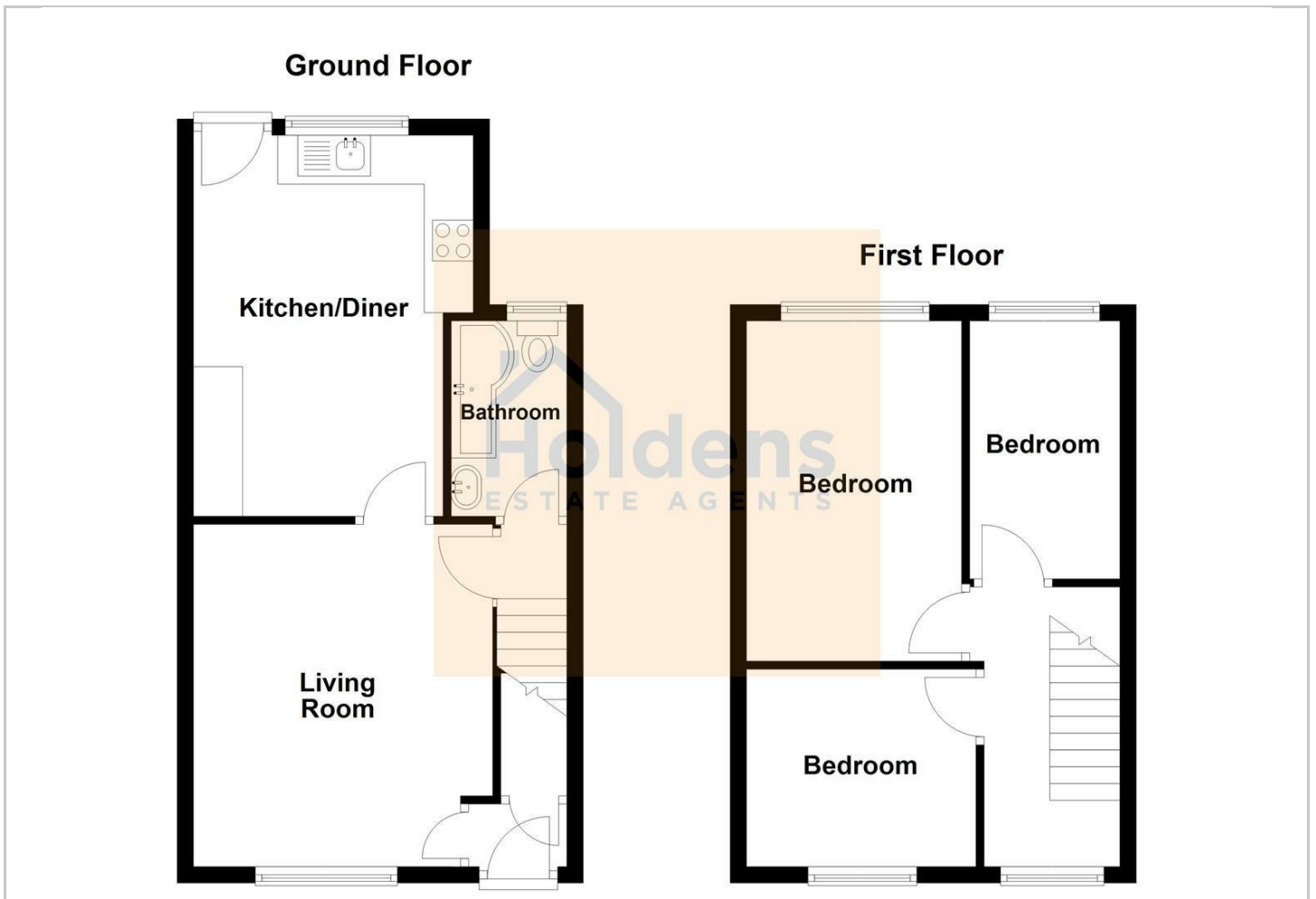
## Hybrid Map



## Terrain Map



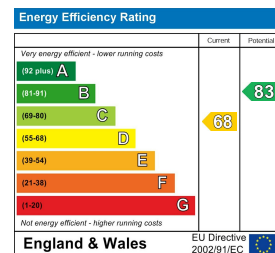
## Floor Plan



## 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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