



## 14 Tootle Road

Longridge, Preston, PR3 3TD



**£189,950**

A fantastic opportunity presents itself to acquire this lovely semi detached true bungalow within walking distance of Longridge town centre. In need of a little TLC this property has lots of potential and would be ideal for someone wanting to create a perfect cosy home for themselves and their family.

The property comprises of an entrance porch and hallway which leads to a good sized living room, kitchen, three bedrooms and a bathroom. To the rear of the property there is a private garden and a detached garage. A driveway provides ample off road parking. There is also a small front garden. Book your viewing today to see for yourself what this lovely property has to offer. Council tax band C . EPC Rating E.







### Entrance Porch

New uPVC double glazed front door, metre cupboard, door into hallway.

### Hallway

Radiator, attic access, airing cupboard with cylinder boiler, doors to bathroom, three bedrooms, living room, kitchen.

### Kitchen

10'10" x 7'11" (3.317 x 2.415 )

uPVC double glazed bay window to rear, base units, top units and worktops, stainless steel sink with double drainer, space for washing machine, vinyl floor, uPVC double glazed back door (to side).

### Living Room

14'10" x 10'7" (4.541 x 3.229 )

uPVC double glazed Window to front, radiator, feature fireplace with gas fire.

### Bedroom 1

12'2" x 10'3" (3.709 x 3.140 )

uPVC double glazed Window to rear, radiator, built-in wardrobes, drawers and vanity table with mounted mirror.

### Bedroom 3

7'10" x 6'7" (2.393 x 2.015 )

Upvc double glazed Windows to side, radiator, built-in wardrobes.

### Bedroom 2

10'10" x 8'10" (3.320 x 2.704 )

uPVC double glazed Windows to front, radiator, wall mounted electric heater, wall mounted shelf.



### Bathroom

4'11" x 7'10" (1.511 x 2.406 )

uPVC double glazed Windows to side, bath, WC, sink with pedestal, radiator, wall mounted mirrored cabinet, vinyl floor, wall mounted shelf.

### EXTERNALLY

Front - Driveway with space for multiple cars. Small lawn with hedging, flagged path round front of house, flower bed.

Rear- Detached garage with up and over door and side door, wooden shed, small lawn surrounded by shrubs.

### 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



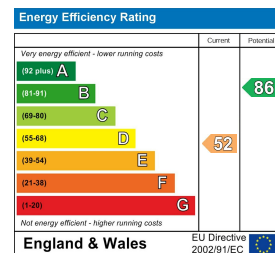
## Floor Plan



## 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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