



9 Regent Street

Longridge, Preston, PR3 3FH



£129,950

Holdens are pleased to bring to the market this mid terraced property in a popular residential area within walking distance of all the facilities in Longridge. The property is in need of modernisation so if you are looking for a small project this house may be for you. The property will make a lovely home or a super investment property. The accommodation comprises of: ground floor: entrance porch, entrance hallway, living room, dining room, kitchen, bathroom, separate WC. First Floor: three bedrooms. Double glazing fitted. No central heating. Walled rear garden with garden borders. NO CHAIN. Tenure tbc. Council Tax Band B.





GROUND FLOOR

Entrance Porch

Wooden front door with double glazed window, tiled floor, door to hallway.

Hallway

Doors to living room and dining room, stairs the first floor.

Living Room

12'10" x 11'6" (3.923m x 3.529m)

uPVC double glazed window to front, gas fire, meter cupboard.

Dining Room

13'4" x 13'0" (4.088m x 3.968m)

uPVC double glazed window to rear, open fire within a stone fireplace, door to kitchen, door to understairs storage cupboard.

Kitchen

13'0" x 8'2" (3.987m x 2.493m)

Wall and base units and worktops, space for washing machine, uPVC double glazed window to rear, wooden door to rear with single glazed window, stainless steel sink and drainer, oven and grill, four ring electric hob and extractor, Vinyl floor, door to bathroom.

Bathroom

6'10" x 5'7" (2.087m x 1.717m)

uPVC double glazed window to rear, bath, sink with pedestal, wall mounted mirror, wall mounted electric heater, attic access, door to WC.

WC

4'2" x 2'3" (1.284 x 0.704m)

WC

FIRST FLOOR

Landing

Split level landing. Attic access, door to bedroom further stairs to two more bedrooms.

Bedroom 3

11'11" x 8'2" (3.651m x 2.507m)

uPVC window to rear, built-in airing cupboard with hot water tank.

Bedroom 2

12'11" x 10'9" (3.956m x 3.301m)

uPVC double glazed window to rear.

Bedroom 1

16'5" x 11'8" (5.016m x 3.581m)

uPVC double glazed window to front, built-in wardrobes, wall mounted gas heater.

EXTERNALLY

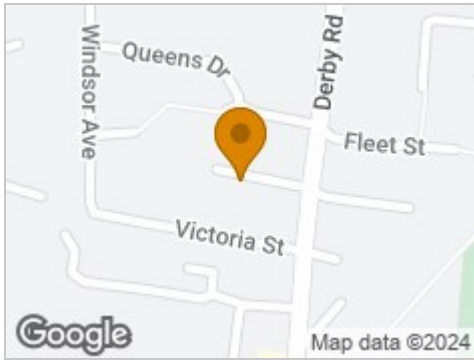
To the rear there is a walled yard with flower borders, coal bunker, outdoor tap, stone shed.

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



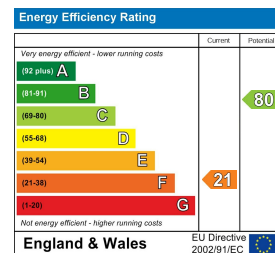
Floor Plan



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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