



## 29 Preston Road

Longridge, Preston, PR3 3AN



£134,950

This property will suit a First Time Buyer or an Investor. Conveniently positioned on a regular bus route and within walking distance to all the shops, parks and schools. The accommodation comprises of Entrance vestibule, living room open to dining room and kitchen. To the first floor are two bedrooms, four piece bathroom suite. Gas central heating, double glazed. Council tax band B.







## GROUND FLOOR

### Entrance Vestibule

uPVC double glazed front door, door into hallway.

### Hallway

Door into living room, stairs to first floor.

### Living Room

11'6" x 11'1" (3.512 x 3.398)

Opening into dining room, uPVC double glazed sliding doors to rear, opening into kitchen, radiator, feature fireplace.

### Dining Room

12'6" x 10'7" (3.816 x 3.227)

uPVC double glazed window to front, radiator, metre cupboard.

### Kitchen

9'5" x 7'0" (2.890 x 2.135)

uPVC double glazed back door, uPVC Double glazed window to rear, base units, wall units, work tops, uPVC, one and a half bowl sink with drainer, oven with grill, four ring gas hob, extractor, tiled splashback, under stairs storage.

## FIRST FLOOR

### Landing

Attic access, door to bathroom and two bedrooms.

### Bedroom 1

14'7" x 9'10" (4.461 x 3.02 )

uPVC double glazed window to front, radiator.

### Bedroom 2

11'5" x 9'1" (3.505 x 2.775)

uPVC window to rear, radiator.

### Bathroom

9'7" x 6'11" (2.928 x 2.1102)

uPVC window to rear, sink with pedestal, WC, towel radiator, bath, shower cubicle, built-in cupboard.

### EXTERNALLY

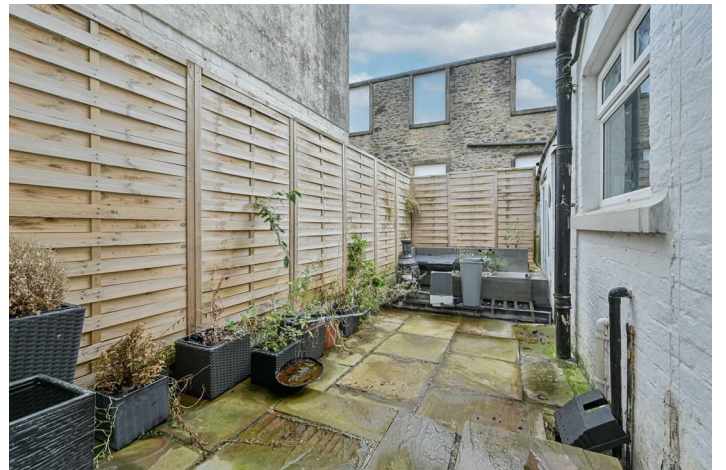
Front- Opens to Street

Rear- Flagged yard, fenced all round, outhouse (uPVC double glazed windows, plumbing for washing machine) door to alleyway.

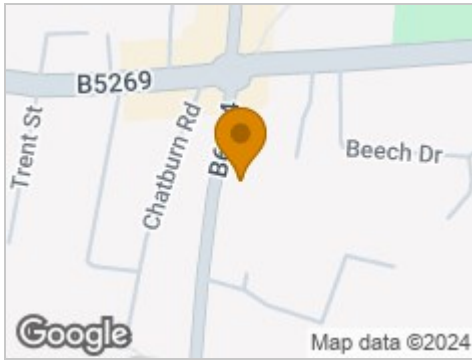
### PROPERTY MISDESCRIPTIONS ACT

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



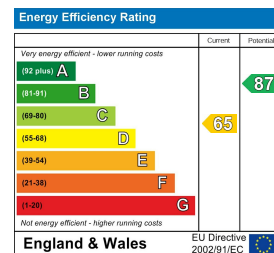
## Floor Plan



## 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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