



1C Pendle Court

Longridge, Preston, PR3 3WY

£99,950



An ideal opportunity for an investor/FTB or downsizing to acquire this ground floor flat in a fantastic sought after location in the market town of Longridge. This flat needs a bit of TLC and would then make an ideal home. The property comprises of an entrance hall, kitchen, bathroom, bedroom, generous living room and a storage area. There is a lovely communal garden area. Viewing is essential to fully appreciate all this ground floor property has to offer. Leasehold 999 years. Council tax band A. EPC Rating D.





ALL ON THE GROUND FLOOR

Entrance Hallway

uPVC double glazed front door, uPVC double glazed window, alarm system, radiator, doors to bathroom, living room, storage cupboard (with boiler), bedroom.

Bathroom

7'1" x 6'4" (2.184 x 1.955)

uPVC double glazed window, WC, basin with pedestal, bath, wall mounted shelves, radiator.

Bedroom

14'3" x 8'7" (4.358 x 2.629)

uPVC double glazed windows to front, radiator, wall mounted shelves, built in wardrobes, wall mounted mirror.

Living Room

14'1" x 10'5" (4.309 x 3.180)

Radiator, gas fire, uPVC double glazed door to rear, uPVC double glazed window to rear, door to kitchen.

Kitchen

7'4" x 7'2" (2.255 x 2.194)

Base units, wall units and worktops, stainless steel sink and drainer, space for washing machine, cooker with four ring hob, vinyl floor, uPVC double glazed window to rear.

EXTERNALLY

To the front there is a tiled entranceway, a small communal lawn and flower beds.

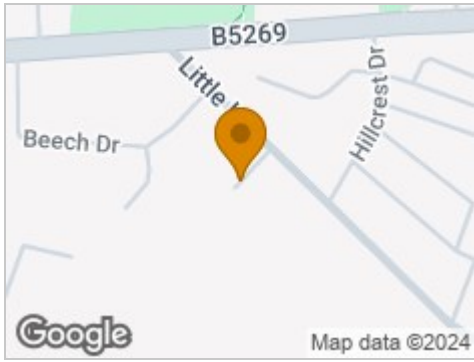
To the rear there is a large communal lawn surrounded by shrubs, small flagged patio.

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.



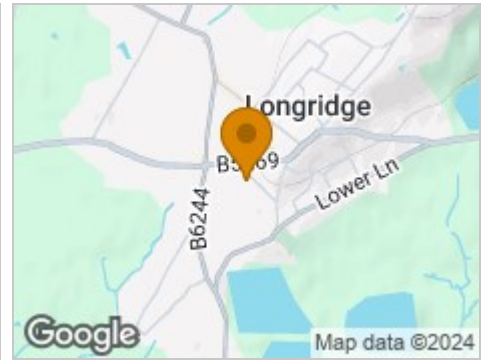
Road Map



Hybrid Map



Terrain Map



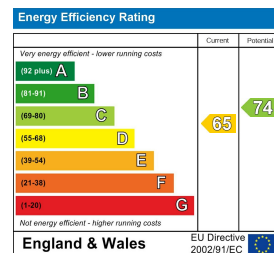
Floor Plan



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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