



1 Swarbrick Court

Longridge, Preston, PR3 3RX



£115,000

Holdens are pleased to bring to the market this semi-detached cottage conveniently positioned for all of Longridge facilities on Swarbrick Court just off Market Place. The cottage is set over three floors and retains lots of charm throughout. Flagged floor to the living area, stone fireplace, exposed stone walls and beams. The accommodation comprises of: Ground floor: living room, Basement: kitchen/diner and workshop. First Floor: one bedroom and shower room. This property is an ideal FTB opportunity or would make a super little holiday let. Gas central heating, double glazed. View from the first floor. A really quirky cottage which must be viewed to be appreciated. Freehold. Council Tax Band A.





GROUND FLOOR

uPVC entrance door.

Living Room

uPVC double glazed window to front, wooden window seat, meter cupboard, stone flagged floor, radiator, exposed stonework, original wood beams, stone fireplace with carved sun by sol, uPVC double glazed window to rear, two seater leather sofa available, stairs to first floor and stairs to basement level.

Basement Kitchen

11'4" x 9'10" (3.460m x 3.008m)

Wall and base units, four plate electric cooker, space for washer and fridge, stainless steel sink with drainer, tiled splashback, radiator, window to rear, uPVC door to side access, door into storage area, opening through to workshop area.

Workshop Area

11'0" x 6'3" (3.354m x 1.922m)

FIRST FLOOR

Bedroom

11'0" x 12'0" (3.366m x 3.671m)

uPVC double glazed window to front, laminate floor, radiator, Oak framed bed available, open through to shower room.

Shower Room

5'10" x 6'4" (1.7975m x 1.945m)

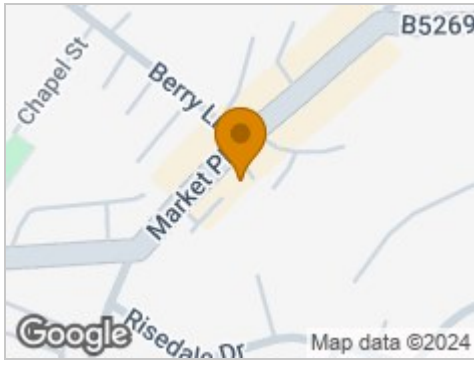
Shower, basin with pedestal, WC, radiator, tiled floor, tiling to walls, skylight window.

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



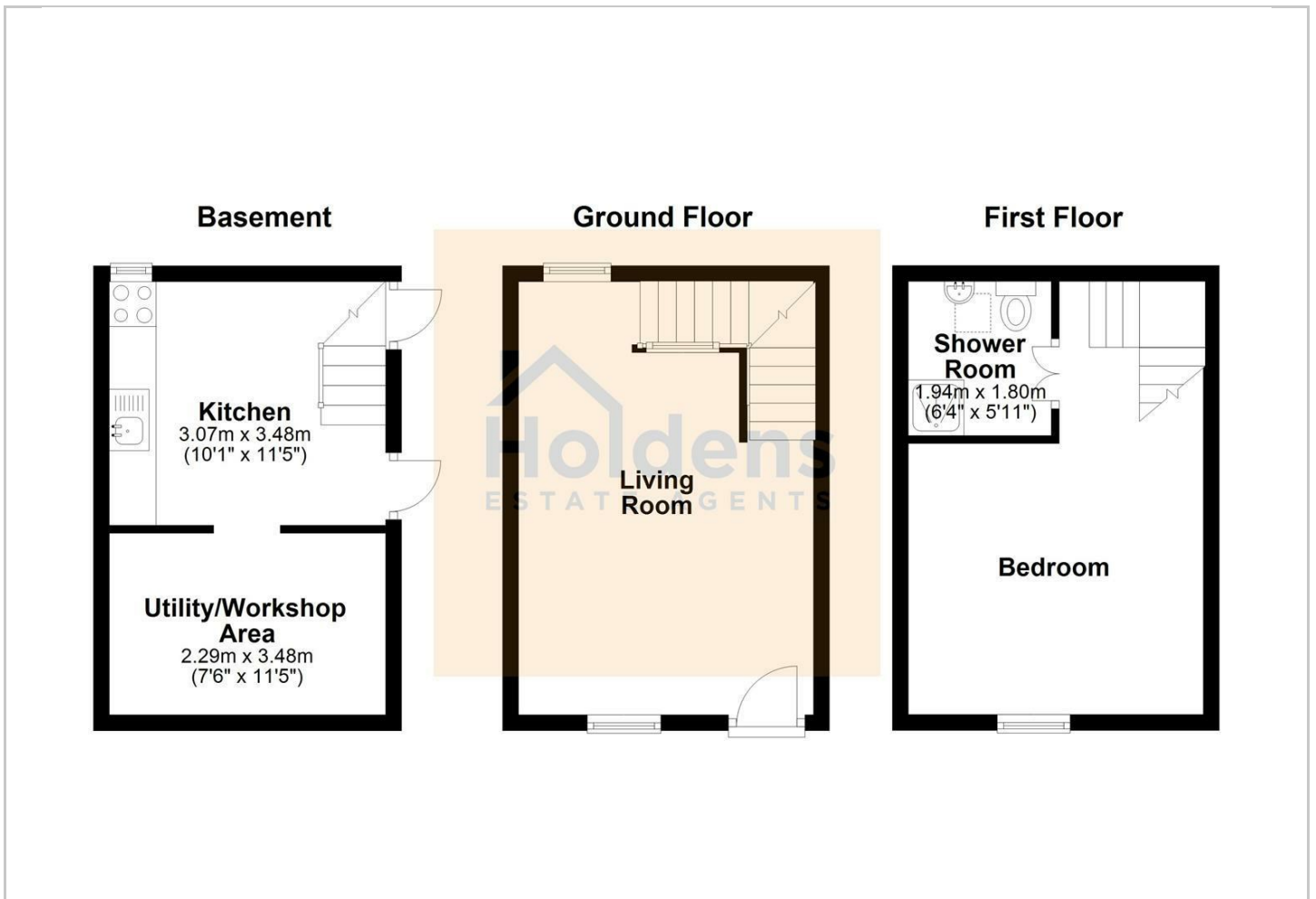
Hybrid Map



Terrain Map



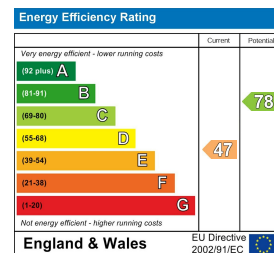
Floor Plan



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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