



6 Higher Road

Longridge, Preston, PR3 3SX



Offers Around £132,500

A mid terrace cottage on Club Row now in need of FULL MODERNISATION. Situated in an elevated position it boasts tremendous views from the upstairs rear bedroom window. The property comprises of an entrance vestibule, living room, kitchen which has access into a cellar which is ideal for extra storage. Two generous sized bedrooms and a bathroom to the first floor. Rear garden. FREEHOLD. Council Tax Band C.





GROUND FLOOR

Entrance Porch

uPVC double glazed door, door to living room.

Living Room

14'3" x 14'2" (4.366 x 4.328)

uPVC double glazed window to front, built-in TV cabinet/meter cupboard, built-in storage cupboard, gas fire, wooden beams to ceiling, door to kitchen.

Kitchen

13'9" x 10'8" (4.211 x 3.276)

Base units, wall units and worktops, stainless steel sink and drainer, wooden double glazed window to rear, Beko cooker (with oven, grill and four ring gas hob), space for washing machine, gas fire, wooden panels to walls, beams to ceiling, stairs to first floor, hatch to cellar, door to side alley.

Cellar

14'9" x 12'5" (4.497 x 3.798)

Wooden single glazed window to rear, lighting, shelving, door to coal bunker.

FIRST FLOOR

Landing

Attic access, doors to two bedrooms and bathroom.

Bedroom 2

11'2" x 8'2" (3.412 x 2.500)

Wooden double glazed window to rear with nice views, built-in airing cupboard with water tank.

Bathroom

7'11" x 5'3" (2.432 x 1.625)

Bath with overhead shower, pedestal wash hand

basin, wooden double glazed window to rear, WC, wall mounted mirrored cabinet.

Bedroom 1

16'6" x 14'2" (5.032 x 4.326)

uPVC double glazed window to front, built in wardrobes and drawers.

EXTERNALLY

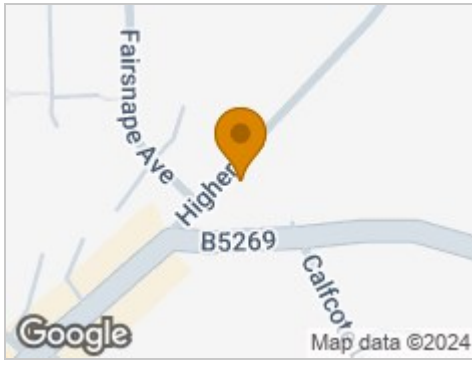
To the rear there is a small tarmac patio and a small lawn surrounded by a stone wall. Access via side alley.

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



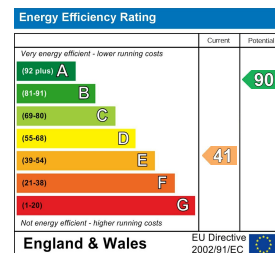
Floor Plan



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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