



20 King Street

Longridge, Preston, PR3 3RQ



£825 Per Month

A stone mid terrace cottage perfect for both small families or couples. Viewings are essential but, briefly, the ground floor accommodation comprises a spacious lounge, kitchen/diner with some integrated appliances and separate wc. On the first floor, there are three bedrooms, with an en-suite shower room to the master, and the family bathroom. Externally, there is a lawn at the front with the benefit of parking to the rear. EPC rating C. Council tax band B.

Please note a holding deposit equivalent to one weeks rent is required to secure the property. This is fully refundable subject to successful referencing.





GROUND FLOOR

Living room

13'11" x 12'10" (4.247 x 3.936)

Main entrance door, uPVC double glazed windows to front aspect, feature fireplace housing gas fire, laminate flooring, stairs to first floor, door to hallway.

Hallway

Meter cupboard, door's to downstairs WC and kitchen.

Downstairs WC

Fitted with a WC, wash hand basin with pedestal, wall mounted mirror.

Kitchen

13'10" x 9'7" (4.236 x 2.934)

Fitted with a range of wall and base units with contrasting work surfaces, one and half sink unit and drainer, uPVC double glazed window to rear aspect, uPVC double glazed door to rear aspect, door to storage cupboard with under floor heating cylinder, integrated dishwasher, oven, gas hob and extractor hood over, integrated fridge/freezer, space for washing machine, tiled to splashback areas, tiled flooring,

FIRST FLOOR

Landing

Doors to three bedrooms and bathroom.

Bedroom 1

10'8" x 10'6" (3.259 x 3.213)

uPVC double glazed window to front aspect, laminate flooring, built in wardrobe, opening to en-suite.

Bedroom 2

9'9" x 7'5" (2.980 x 2.284)

uPVC double glazed window to rear aspect, laminate flooring.

Bedroom 3

6'5" x 6'1" (1.975 x 1.869)

uPVC double glazed window to rear aspect, laminate flooring.

En-suite

7'3" x 2'10" (2.233 x 0.885)

Fitted with a shower cubicle, wash hand basin with vanity unit, uPVC double glazed window to front aspect, downlights, wall mounted mirror.

Bathroom

7'5" x 6'3" (2.286 x 1.929)

Fitted with a three piece suite comprising bath with hand shower, wash hand basin with pedestal, WC, wall mounted mirror, attic access, built in storage cupboard.

EXTERNAL

To the front is an enclosed garden with lawn and path leading to the house. At the rear is a parking space.

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.

AGENTS NOTES

Please note a holding deposit equivalent to one weeks rent is required to secure the property. This is fully refundable subject to successful referencing



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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66 Derby Road, Longridge, Preston, PR3 3FE
Tel: 01772 233380 Email: longridge@holdens.co.uk www.holdens.co.uk