



## 3 Isabella Street

Longridge, Preston, PR3 3WL



£179,950

We are absolutely delighted to introduce to the market this lovely mid terraced home in the heart of the market town of Longridge. This lovely property is in immaculate condition and is a true credit to the current owners. The property comprises of an open plan Living/Kitchen/Dining room, a utility and downstairs WC. Up the stairs to the first floor are two good sized bedrooms and a family bathroom. On the second floor there is a third bedroom. To the rear of the property is a private rear yard. Close to all local amenities and lovely countryside walks this property will suit a wide range of different buyers. Viewing is essential to fully appreciate all this lovely property has to offer. Council tax band B. EPC Rating D.





## GROUND FLOOR

### Entrance Hallway

uPVC double glazed front door, radiator, stairs to first floor, door to open plan living/dining/kitchen.

### Living/dining/kitchen

24'9" x 13'11" (7.566m x 4.267m)

uPVC double glazed window to front, two radiators, built-in meter cupboards, built-in shelving, built-in cupboards laminate flooring, wall and base units and worktops, oven with grill, four ring induction hob and extractor, tiled splashback, one and a half bowl stainless steel sink and drainer, uPVC double glazed window to rear, integrated fridge, integrated dishwasher, integrated microwave, downlights, built-in shelving, uPVC double glazed back door, door to utility.

### Utility

13'1" x 4'3" (4.003m x 1.315m)

uPVC double glazed window to rear, worktop with stainless steel sink and drainer, space for washing machine, wall mounted boiler, laminate flooring, built-in shelving, WC, radiator, downlights.

## FIRST FLOOR

### Landing

Radiator, doors to bathroom, two bedrooms and door to stairs to attic room.

### Bathroom

10'9" x 7'8" (3.289m x 2.340m)

Towel radiator, wash hand basin with vanity unit, wall mounted mirrored cabinet, WC, uPVC double glazed window to rear, bath, radiator, shower cubicle, downlights, vinyl flooring.

### Bedroom 1

12'11" x 12'6" (3.941m x 3.830m)

uPVC double glazed window to front, radiator, built-in wardrobes and overhead cupboards, attic access, built-in wardrobe.

### Bedroom 2

12'10" x 11'5" (3.920m x 3.482m)

uPVC double glazed window to rear, radiator, built-in shelving.

## SECOND FLOOR

### Bedroom 3

16'5" x 11'7" (5.008m x 3.534m)

Wooden double glazed Velux skylight window, built-in eaves storage, radiator, built-in shelves.

## EXTERNALLY

To the rear there is a flagged yard with stone wall and fencing, outdoor tap, gate 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.

## Viewers Notes

Bedroom 3 is subject to building regulation approval which has been applied for.



## Road Map



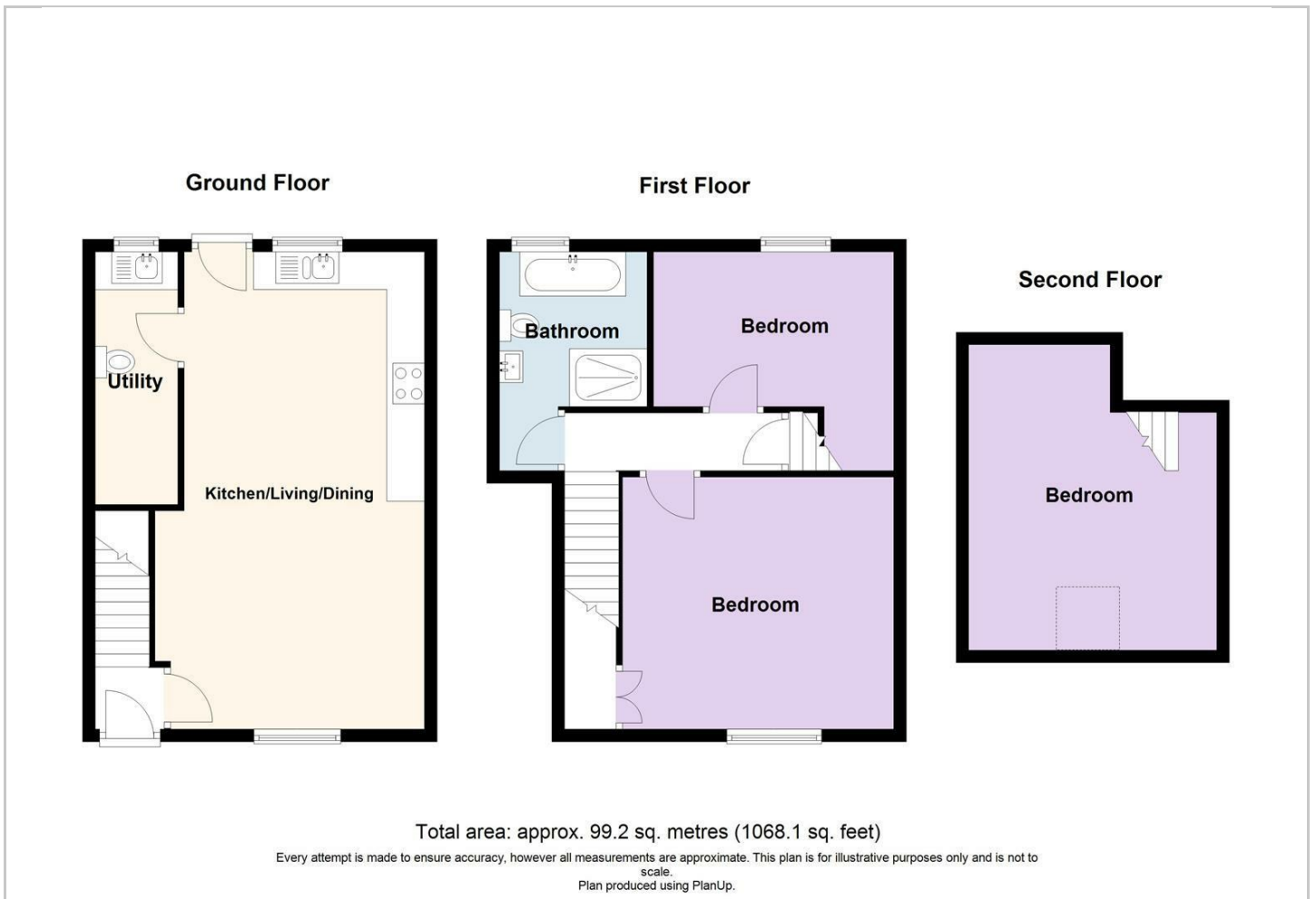
## Hybrid Map



## Terrain Map



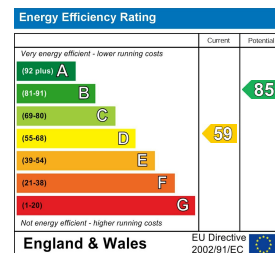
## Floor Plan



## 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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