



53A Derby Road

Longridge, Preston, PR3 3JT

£800 Per Month



Holdens are pleased to bring to the market this lovely first floor Maisonette on Derby Road. The interior is modern and of a high standard. The property offers open plan living space, two bedrooms, four piece bathroom suite, gas central heating, double glazing and parking for one car to the rear. Handy for the shops on Berry Lane and the supermarkets. On a bus route. Council Tax Band A.

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





Entrance Vestibule

uPVC double glazed front door, laminate flooring, stairs to first floor.

Landing

Access into kitchen/living area and bedroom, stairs to second floor, storage cupboard, radiator, uPVC double glazed window to side.

Living/Kitchen

19'9" x 15'7" (widest) (6.028m x 4.774m (widest))

Wall and base units, wall mounted combi boiler, four ring electric hob, oven, extractor, stainless steel sink with drainer, tiled splashbacks, space for fridge, freezer and washing machine, breakfast bar, laminate floor, two radiators, downlights, two uPVC double glazed windows to front.

Bedroom 2

13'0" x 10'2" (3.977m x 3.111m)

uPVC double glazed window to rear, radiator.

Second Floor Landing

Access into bedroom and bathroom, storage cupboard.

Bedroom 1

14'11" x 12'8" (4.548m x 3.872m)

Two uPVC double glazed Velux windows, radiator, downlights.

Bathroom

8'3" x 6'9" (2.517m x 2.072m)

Bath, shower, basin with vanity, WC, tiling to walls, chrome towel radiator.

Outside

Off road parking for one car at the rear.

Lettings Disclaimer:

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



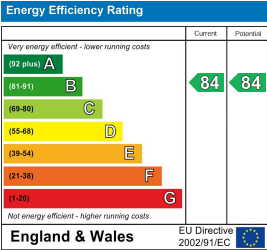
Floor Plan



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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