

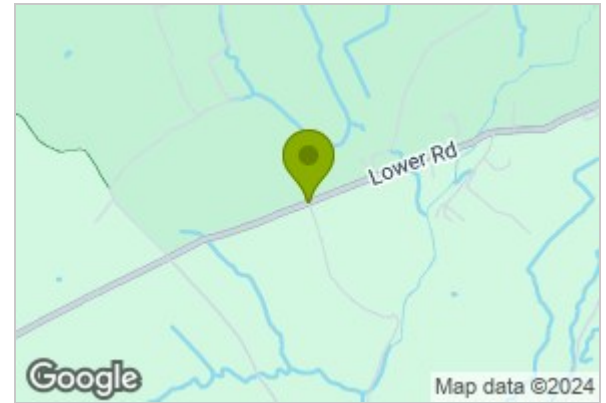


Glenview Lower Road, Preston, PR3 2YN
Offers In The Region Of £449,995



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Athertons Property & Land are pleased to welcome to market this deceptively large, 5/6 bedroom semi-detached, extended home lying in a vast plot on the outskirts of the ever popular Ribble Valley town of Longridge. The internal accommodation lies over three floors boasting spacious receptions rooms, open plan kitchen/diner, large bedrooms with two bathrooms and a spacious attic room. Externally the property is sat in sizeable grounds with sweeping graveled driveway, large patio area, large lawned garden area and detached single garage. Internally the property would benefit from minor refurbishment and modernisation but presents an exciting opportunity for a family to put their own stamp on this beautiful, stone-built cottage.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.