



Ramp Holme Hothersall Lane, Hothersall, PR3 2XB
£375,000



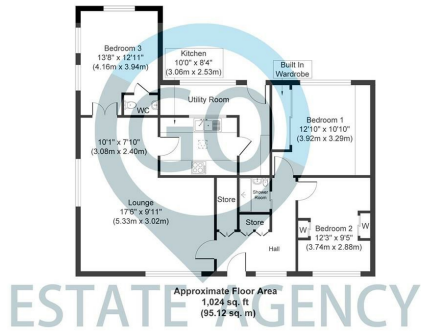
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NO ONWARD CHAIN SOUGHT AFTER LOCATION* TRUE DETACHED BUNGALOW*

A rare opportunity to buy this detached true bungalow on the corner of Hothersall Lane in a highly sought after countryside location with the easy convenience of access into Longridge serving all amenities. Positioned on a generous plot, the internal accommodation briefly comprising of an entrance hall with ample storage. A lounge to the front of the property, and a kitchen with a generous L shape utility room to the rear with external access. There is a modern recently fitted shower room suite and three bedrooms. The first and second bedrooms both boast built in wardrobes and the third bedroom benefits from a separate WC.

Externally the mainly grassed west facing rear garden overlooks fields to the rear and holds two timber sheds. To the front of the property is a single detached garage with additional off road parking. The property benefits from an air source heat pump. In need of some refurbishment this property needs to be viewed to see the potential it has to offer.

All enquiries, viewings and any other aspects of the sale are being handled exclusively by our partner agent Go Estate Agency, Longridge.



While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The measurements should not be relied upon for valuation, insurance and/or funding purposes. This plan is for guidance purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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