



Holdens  
ESTATE AGENTS

3 Warren Fold, Hurst Green  
£285,000

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### 3 Warren Fold

Hurst Green, Clitheroe

Charming 2-bed cottage in a quiet cul-de-sac with lounge, dining area, conservatory, gardens, stone outbuilding, parking, and lovely views.

Ideal for first-time buyers or downsizers.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

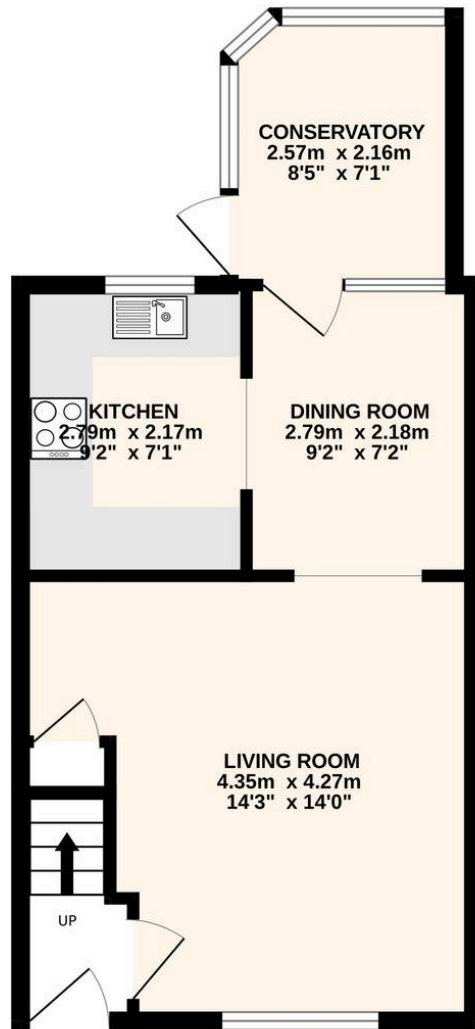
- 'Cottage Style' mid terrace
- Quiet cul-de-sac position
- Lounge open to the dining area
- Kitchen
- Fully glazed Conservatory
- Two bedrooms enjoying distant views
- Bathroom
- Garden frontage & garden to rear with useful stone built outbuilding
- Parking space to the rear
- Early viewing recommended



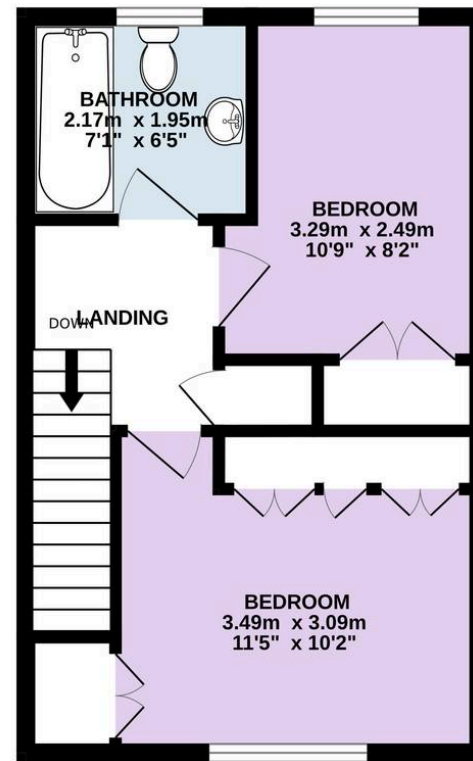




GROUND FLOOR  
36.1 sq.m. (389 sq.ft.) approx.



1ST FLOOR  
30.7 sq.m. (330 sq.ft.) approx.



TOTAL FLOOR AREA : 66.8 sq.m. (719 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Holdens Longridge

66 Derby Road, Longridge – PR3 3FE

01772 233380

[longridge@holdens.co.uk](mailto:longridge@holdens.co.uk)

[www.holdens.co.uk/](http://www.holdens.co.uk/)

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