



Holdens  
ESTATE AGENTS

1 Hollin Hall Drive, Longridge  
£415,000

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# 1 Hollin Hall Drive

Longridge, Preston

Modern four bedroom detached home with two en-suites, living room, kitchen/diner, utility, GF WC. garage, off road parking, and a large rear garden. Well presented and ready to move into. Sought after location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

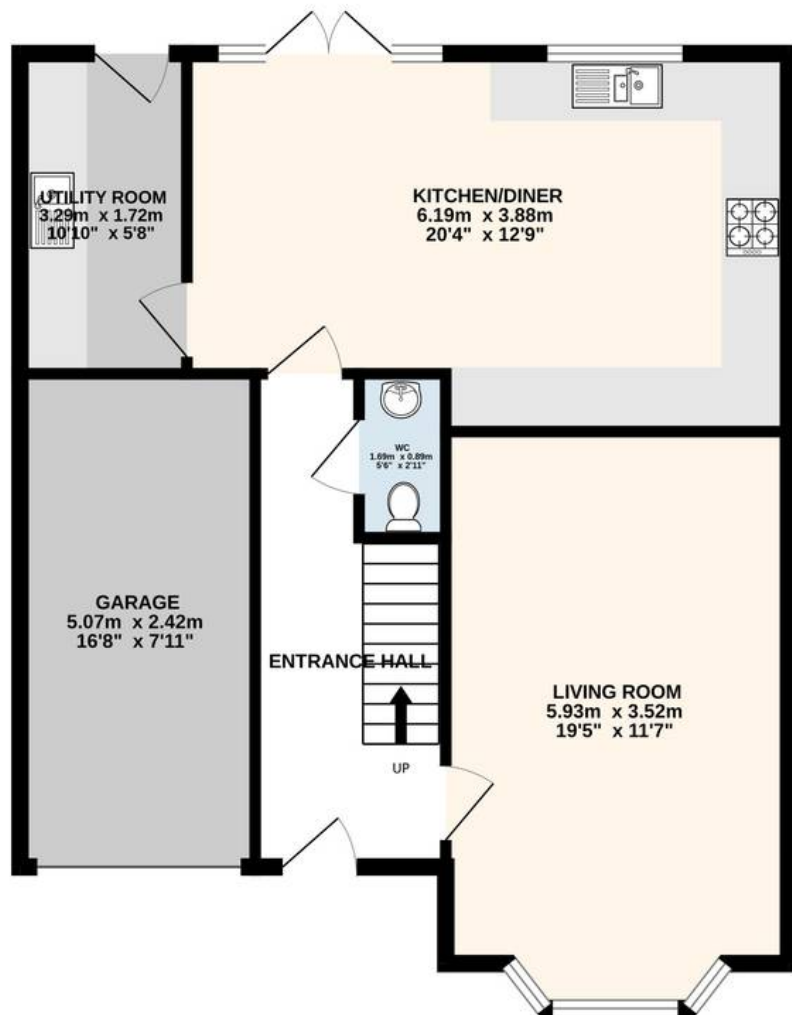
- Detached family home
- On the edge of Hollin Hall Drive
- Well presented throughout
- Entrance hallway & Ground floor WC
- Living room
- Kitchen/diner & utility
- Four bedrooms
- Two en-suites & family bathroom
- Beautiful garden to rear with entertaining space
- Garage & off road parking



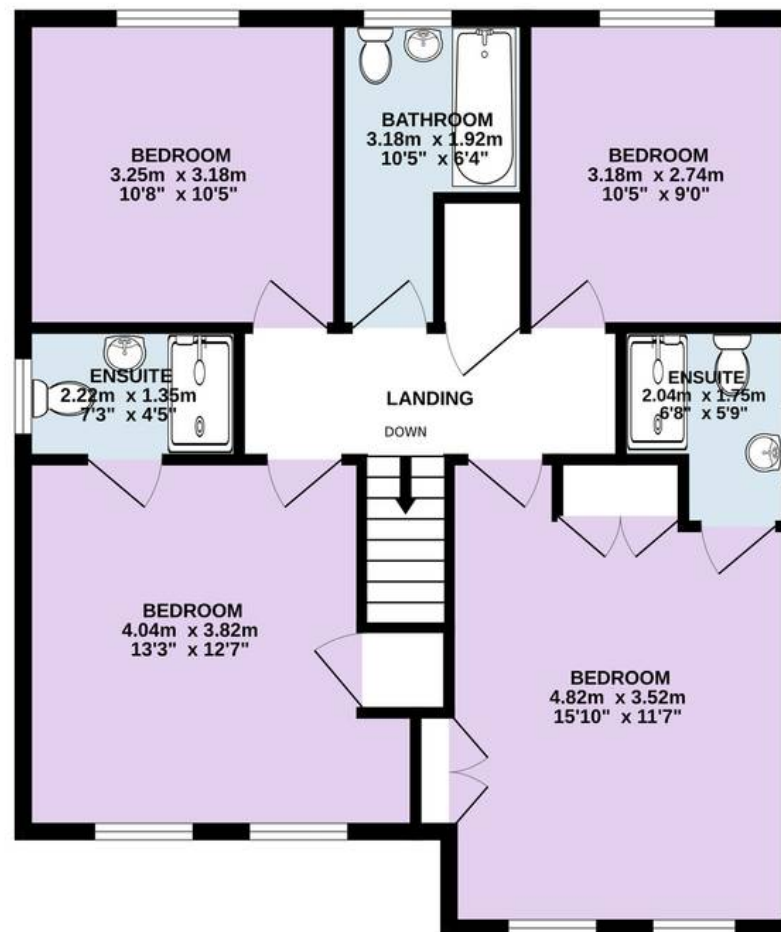




GROUND FLOOR  
70.4 sq.m. (758 sq.ft.) approx.



1ST FLOOR  
69.6 sq.m. (749 sq.ft.) approx.



TOTAL FLOOR AREA : 140.0 sq.m. (1507 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

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