



56 Calder Avenue, Longridge  
£212,000





## 56 Calder Avenue

Longridge, Preston

Located in central Longridge, this 2-bed semi bungalow on Calder Ave offers a well-designed layout, light-filled rooms, a modern shower room, a sunroom with views over Beacon Fell, and a detached garage. Perfect for downsizing or enjoying convenience and comfort in a friendly community.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

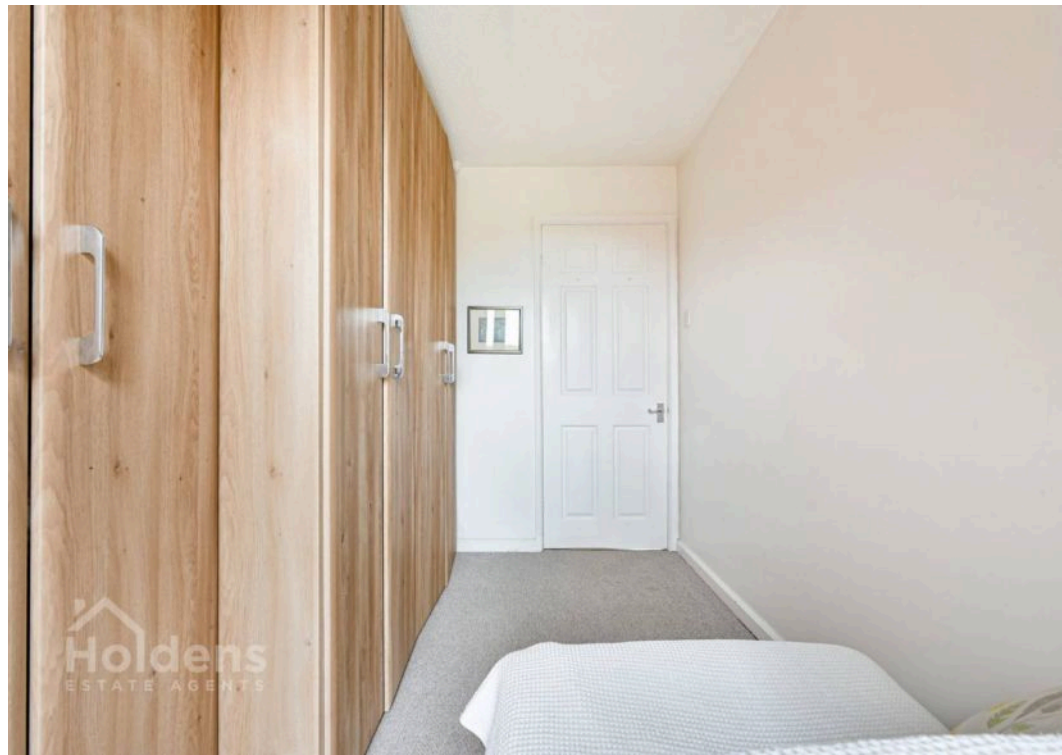
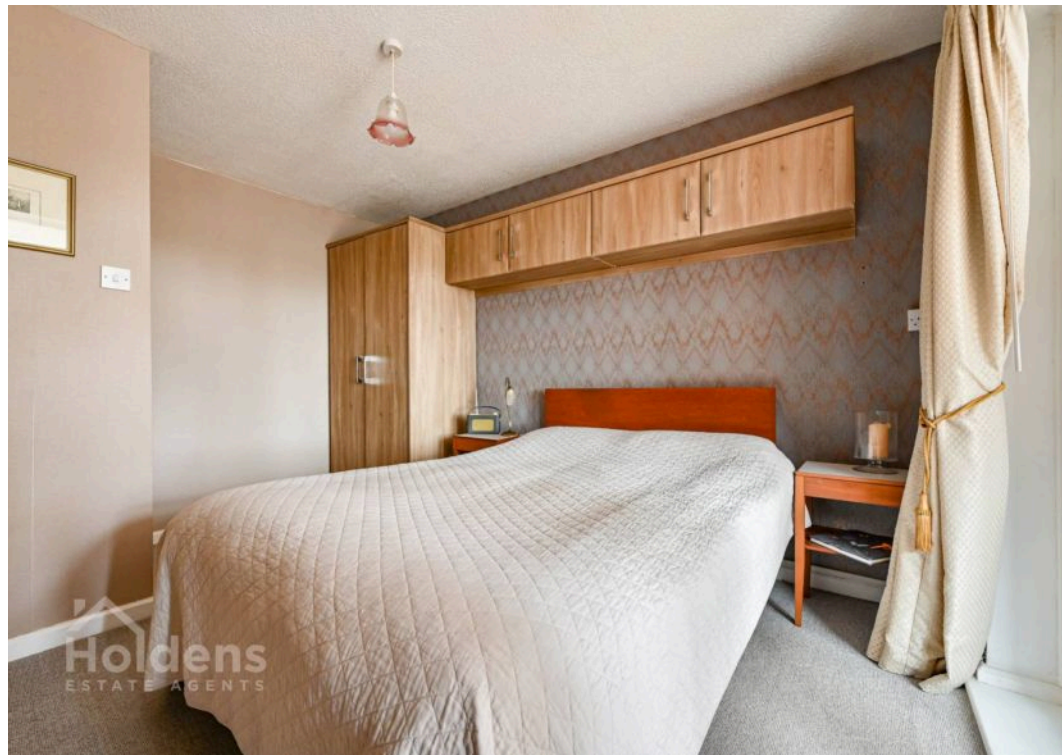
- 2 bedroom semi-detached bungalow
- Sun room
- Living room
- Kitchen
- Shower room
- Detached garage and off road parking
- Front & rear gardens
- Ideal for downsizing
- Close to local amenities
- Viewing highly recommended











GROUND FLOOR  
52.6 sq.m. (566 sq.ft.) approx.



TOTAL FLOOR AREA : 52.6 sq.m. (566 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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