



Holdens
ESTATE AGENTS

12 Calder Avenue, Longridge
£229,950

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12 Calder Avenue

Longridge, Preston

Well presented three bedroom semi detached home with spacious living areas, large driveway, and close to amenities, schools, and transport. Ideal for first time buyers or families.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

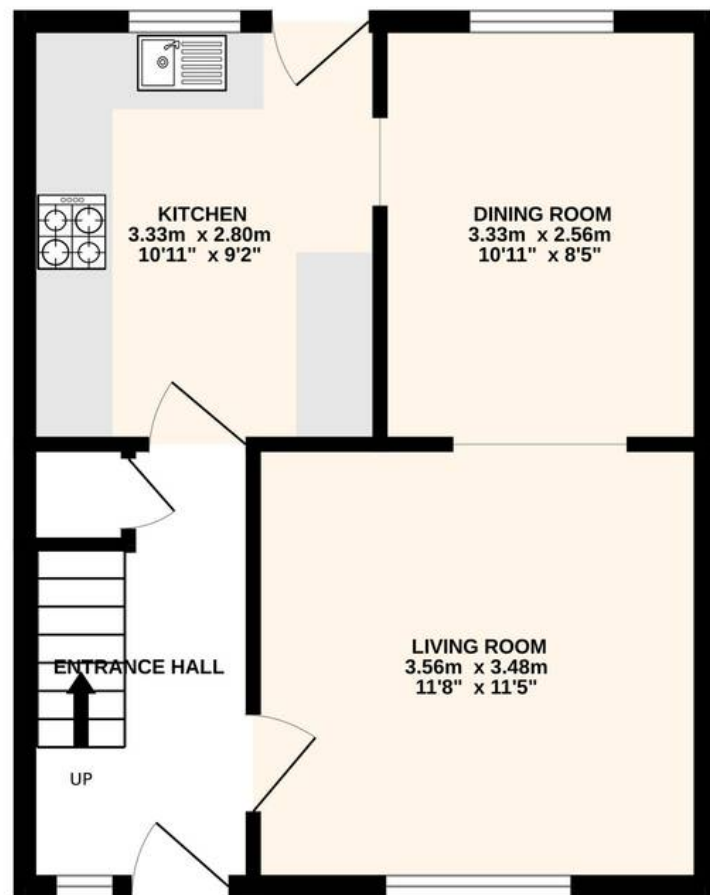
- Semi Detached Home offered with NO CHAIN
- Well presented
- Ideal First Home
- 3 Bedrooms
- Inviting Living Room
- Dining Room
- Bright Kitchen
- Close proximity to all Local Amenities
- Private rear garden
- Large driveway providing off road parking for multiple vehicles



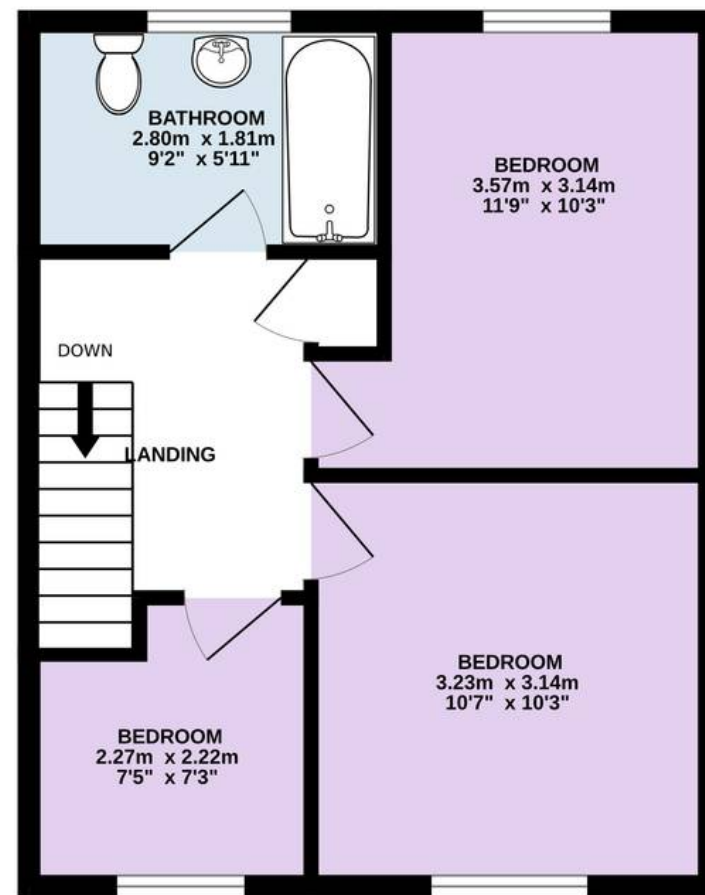




GROUND FLOOR
36.5 sq.m. (392 sq.ft.) approx.



1ST FLOOR
36.5 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA : 72.9 sq.m. (785 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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