



Easy Home Sales
Independent Residential Sales Agents

40 Langden Crescent
Preston, PR5 6NE

- Three Bedrooms
- Semi-Detached House
- Off Road Parking
- Family Bathroom Downstairs

Offers Over £140,000
EPC Rating 'D'





Property Description

Easy Home Sales are pleased to market, tucked away within a quiet cul-de-sac in the sought-after area of Bamber Bridge, this three-bedroom home presents an excellent opportunity for first-time buyers, investors, or growing families alike - and is competitively priced to sell. Conveniently located close to local amenities, schools, and transport links, this hidden gem offers fantastic potential in a popular residential setting.

The property offers well-proportioned accommodation throughout, comprising a welcoming living room, a spacious kitchen/diner ideal for everyday family living and entertaining, finished with ample wall and base units, double oven, electric hob and extractor and double doors leading out into the yard. You will also find the family bathroom located downstairs.





To the first floor are three good-sized bedrooms, providing comfortable and versatile living space.

Externally, the property benefits from a garden-fronted aspect, a shared driveway, and an enclosed rear yard offering low-maintenance outdoor space.

Early viewing is highly recommended to fully appreciate what this home has to offer.

DO YOU HAVE A PROPERTY TO SELL?

If you have a property to sell or thinking of selling, we can offer a **FREE MARKET APPRAISAL** from our experienced sales team.

Please note:

Room and land measurements given in these property details are approximate and are supplied as a guide only and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Easy Home Sales cannot be held liable for any faults found. We endeavour to make our sales particulars and information provided as accurate and reliable as possible, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. No responsibility can be accepted for any expenses incurred by prospective purchasers, all information should be verified by the buyer's own solicitor and/or surveyor.







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159 - 161 Spendmore
Lane
Coppull
Chorley
Lancashire

www.easyhomelets.co.uk
info@easyhomelets.co.uk
01257 791888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements