



32 Higher Road, Longridge  
£179,995

 **Holdens**  
ESTATE AGENTS



## 32 Higher Road

Longridge, Preston

Charming 3-bed mid-terrace cottage in Longridge with cosy living room, dining kitchen, large basement, modern bathroom, rear garden, gas central heating, double glazing. Grade II Listed. No chain.

Council Tax band: C

Tenure: Freehold

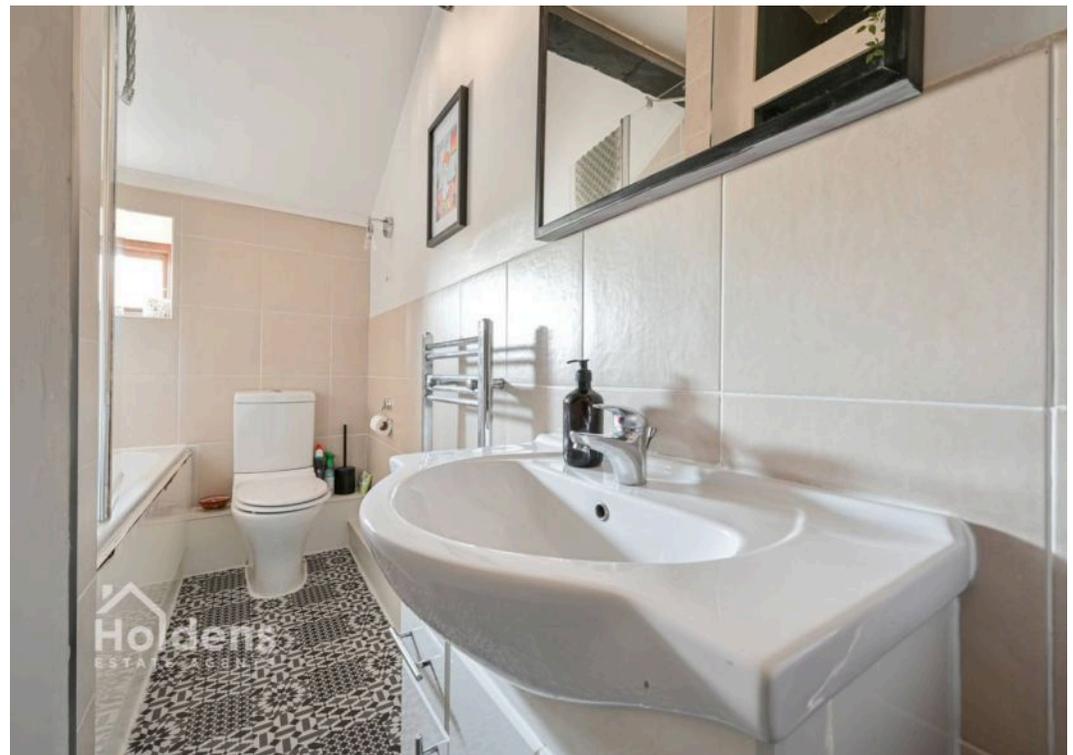
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

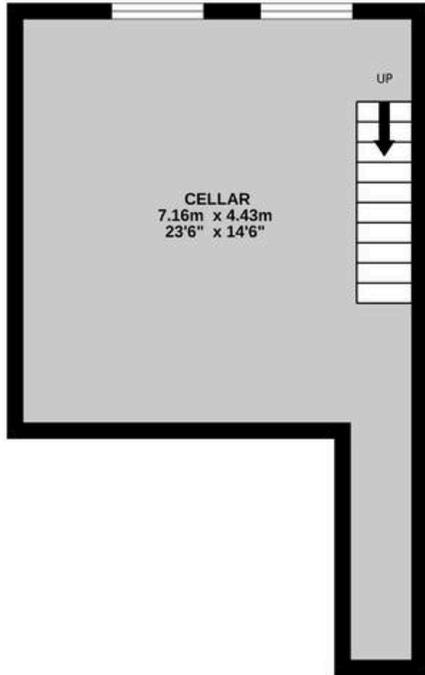
- Mid terraced cottage
- Living room with wood burner
- Dining kitchen with doors to rear garden
- Large basement room
- Three bedrooms
- Bathroom
- Gas central heating, double glazed
- External staircase to rear garden
- Super views
- EPC Rating D



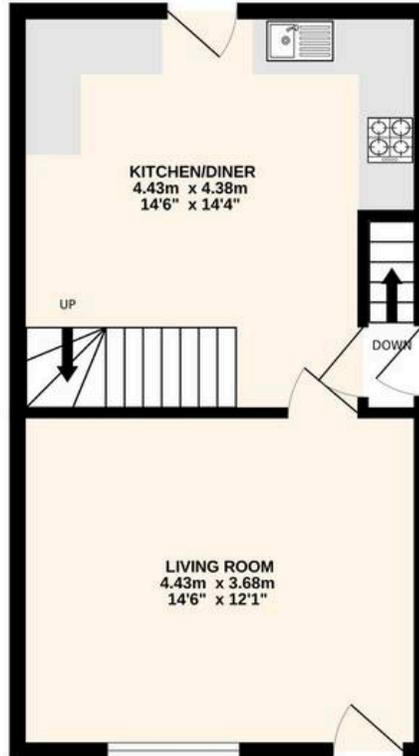




**BASEMENT**  
22.4 sq.m. (242 sq.ft.) approx.



**GROUND FLOOR**  
35.7 sq.m. (384 sq.ft.) approx.



**1ST FLOOR**  
40.1 sq.m. (432 sq.ft.) approx.



**TOTAL FLOOR AREA : 98.2 sq.m. (1057 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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