



13 Parlick Avenue, Longridge, Preston, PR3 3TN

£169,950



Holdens are delighted to bring to market this beautifully presented mid-terrace home, situated in the highly sought-after location of Longridge.

Lovingly maintained and tastefully updated by its current owners, this charming property is in excellent condition throughout and has recently benefited from a new roof, adding further value and peace of mind for prospective buyers. The welcoming entrance hall leads into a modern kitchen and a spacious open-plan living and dining room. A large window in the living area offers views of the attractive rear garden, enhancing the warm and homely feel of the space.

The kitchen provides direct access to the private rear garden, which is perfect for summer entertaining or relaxing in the morning or evening.

Upstairs, the property boasts two generously sized bedrooms and a stylish family bathroom.

To the front, there is ample off-road parking, while the rear garden offers a spacious and well-kept outdoor area ideal for a variety of uses.

This lovely home would make an ideal purchase for first-time buyers or those looking to downsize. It is conveniently located within walking distance of local shops, schools, and amenities.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer, a superb opportunity offering great value.













Road Map



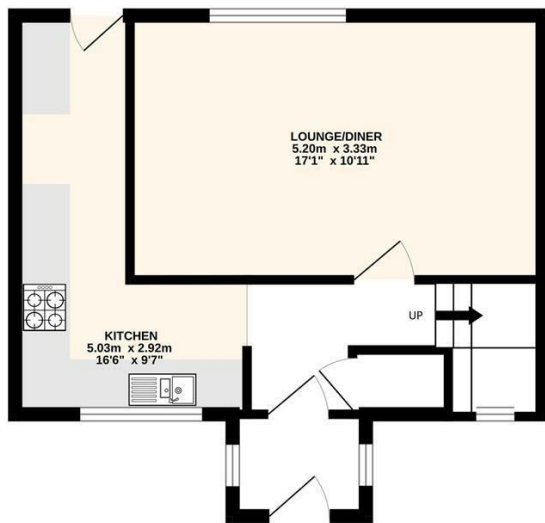
Hybrid Map



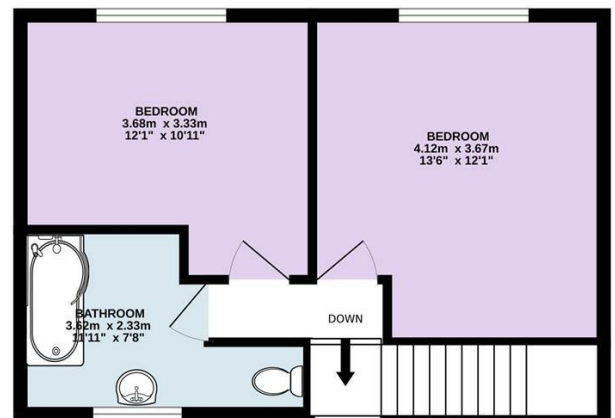
Terrain Map



GROUND FLOOR
35.6 sq.m. (383 sq.ft.) approx.



1ST FLOOR
36.9 sq.m. (398 sq.ft.) approx.



TOTAL FLOOR AREA: 72.5 sq.m. (781 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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Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Misdescriptions Act

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