



44 Calder Avenue, Longridge, Preston, PR3 3HT

£199,950

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We are pleased to present this well-proportioned three-bedroom semi-detached property, ideally positioned in the heart of Longridge. With excellent access to local amenities, schools, and transport links, this home offers both convenience and potential.

While the property would benefit from some modernisation, it provides a fantastic opportunity for a buyer to add their own style and truly make it their own.

The accommodation comprises an entrance hallway leading to a spacious living room, which connects through to a separate dining room and a kitchen at the rear. A downstairs WC adds further practicality.

Upstairs, there are three well-sized bedrooms and a family bathroom, offering comfortable living space for a growing family.

Externally, the rear of the property features a private, low-maintenance flagged garden. The garage has been converted into two useful sections, ideal for use as a home office, gym, or additional storage. To the front, a driveway provides off-road parking.

This is a fantastic opportunity to secure a family home in a popular and well-connected location. Early viewing is strongly advised.













Road Map



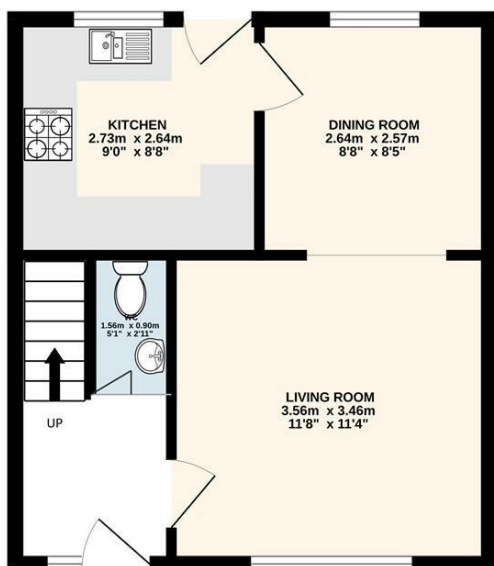
Hybrid Map



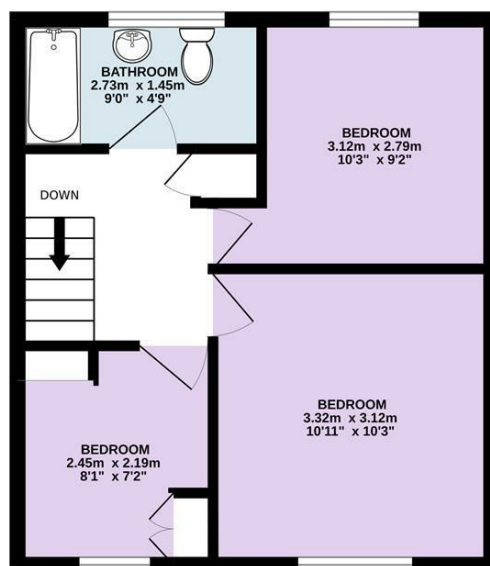
Terrain Map



GROUND FLOOR
32.4 sq.m. (349 sq.ft.) approx.



1ST FLOOR
32.4 sq.m. (349 sq.ft.) approx.



TOTAL FLOOR AREA : 64.8 sq.m. (698 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.