



### 3 bed portfolio to buy in PR3

Doctors Row, Longridge, Preston,  
Lancashire, PR3 3ES

**£185,000** Starting Bid

 x3  x2  x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Highly Convenient Location
- ✓ Offered with tenants in situ for immediate rental income
- ✓ Great Investment Opportunity
- ✓ Two separate dwellings
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

We are delighted to present this charming cottage offering two dwellings both with 2 bedrooms, perfectly positioned within a peaceful cul-de-sac in the heart of the highly sought-after market town of Longridge. Situated in a desirable residential area with excellent local amenities, transport links, and schooling. Close proximity to shops, public transport connections and open green spaces.

Dual dwelling configuration ideal for multi-generational living or rental investment. Property briefly comprised; one dwelling offered generous double bedrooms and a well-appointed three-piece bathroom suite. The second dwelling a charming one bedroom cottage with tenant in situ.

Vacant unit offers flexibility for owner occupation, , or re-letting

Separate utilities for each dwelling

Intending purchasers should not rely on them as statements or representation of fact. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements quoted are approximate. Although

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £185,000

Property Type: Portfolio

Parking: On Street

Year built: 1600

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Living room

4.62m x 4.50m (15'1" x 14'9")

Living area with wooden beams to ceiling and feature fireplace with a exposed beam. Two double glazed windows to the front and side aspect.

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## Kitchen

4.62m x 3.05m (15'1" x 10'0")

A range of wall and base units with complimentary work surfaces and stainless steel sink drainer unit with mixer tap. Electric oven and gas hob with extractor hood over, plumbed for washing machine. Part tiled walls and tiled floor.

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## Cloakroom

Low flush W.C and wash hand basin. Tiled floor.

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## Bedroom One

4.67m x 4.47m (15'3" x 14'7")

Double glazed window to thew side aspect. Fitted wardrobe and carpeted flooring.

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## Bedroom Two

5.28m x 2.46m (17'3" x 8'0")

Two double glazed windows to the side aspect. Carpeted flooring

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## Bathroom

3.33m x 2.34m (10'11" x 7'8")

Three piece suite comprising of low flush W.C, wash hand basin and bath with shower over. Part tiled walls and tiled floor.

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## External

Rear shared yard with 5A Doctors Row. Outside storage. Off road parking to the side.

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## 5A

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## Lounge

4.55m x 4.60m (14'11" x 15'1")

L shaped lounge, exposed feature stone wall, beamed ceiling & double glazed windows.

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## 5a Kitchen

1.96m x 3.43m (6'5" x 11'3")

A range of wall and base units incorporating a single drainer stainless steel sink unit with mixer tap, built in oven, hob and a feature stainless steel extractor hood, double glazed window, plumbed for automatic washing machine, understairs storage cupboard.

## **landing**

Staircase leads to the first floor with loft access.

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## **Bedroom**

*3.15m x 4.65m (10'4" x 15'3")*


Double bedroom with a double glazed window and storage heater.

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## **Shower Room**

Three piece suite comprising a walk in shower cubicle with shower over, wash hand basin, WC, double glazed window, chrome heated towel radiator.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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