



44 Calder Avenue, Longridge
£199,950

 **Holdens**
ESTATE AGENTS



44 Calder Avenue

Longridge, Preston

Fantastic three-bedroom semi-detached home in Longridge. Needs modernisation but offers great potential. Spacious living areas, converted garage, and off-road parking. Ideal family property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

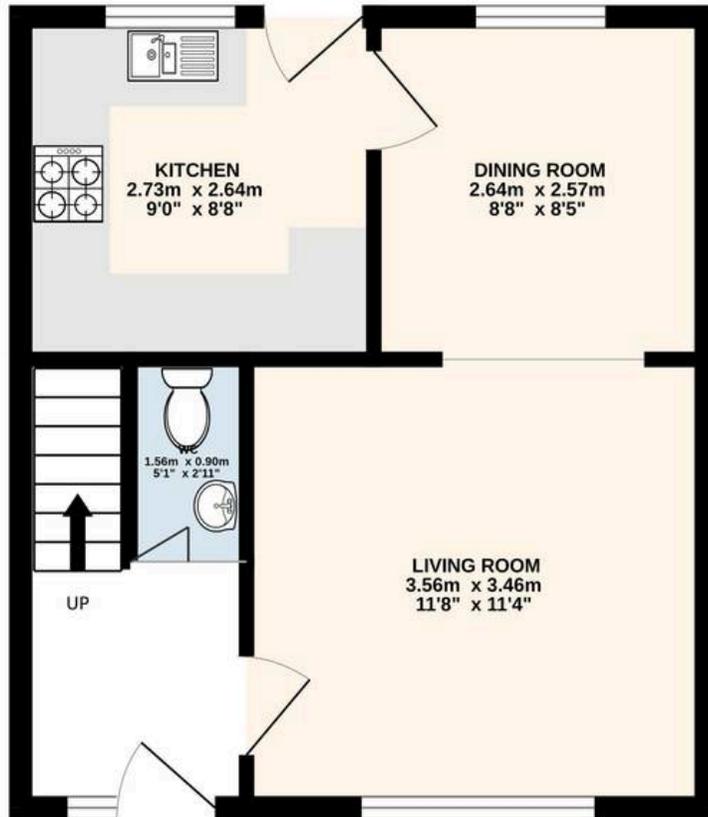
- Semi Detached Home
- 3 Bedrooms
- Lots of Potential
- In need of Modernisation
- Ideal Central Location
- Workshop/office
- Off Road Parking
- Private Low Maintenance Rear Garden



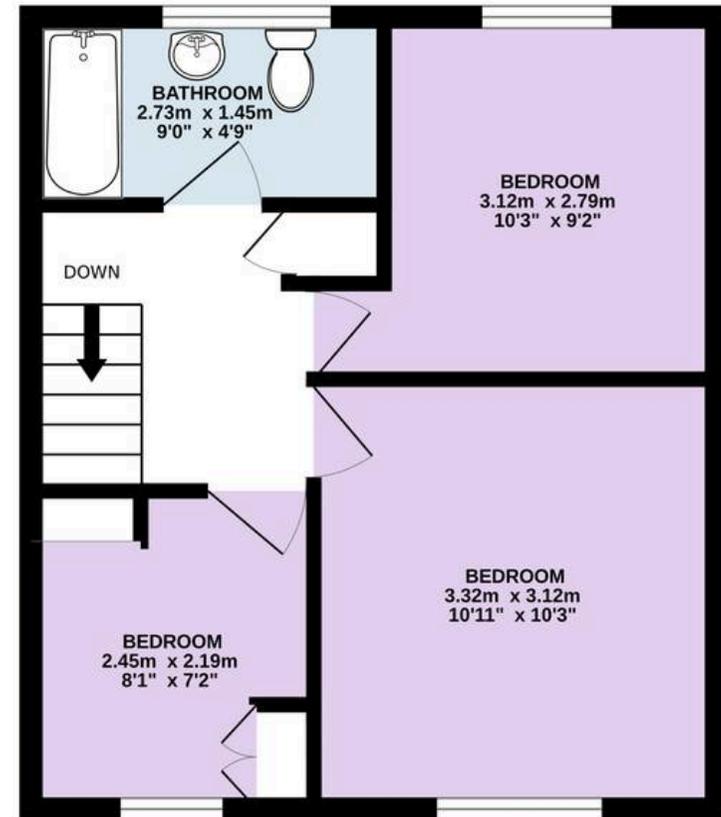




GROUND FLOOR
32.4 sq.m. (349 sq.ft.) approx.



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.
Made with Metropix ©2025



Holdens Longridge

66 Derby Road, Longridge – PR3 3FE

01772 233380

longridge@holdens.co.uk

www.holdens.co.uk/

Disclaimer: All information such as plans, dimensions, and details about the property's condition or suitability is provided in good faith and believed to be accurate, but should not be relied upon without independent verification. Buyers or tenants must carry out their own checks. Appliances and systems (e.g. electrics, plumbing, heating) haven't been tested. It's strongly advised to get professional inspections before making any commitments. No employee or agent of Holdens Estate Agents is authorised to make promises or guarantees about the property. These details are for general guidance only and do not form part of any contract. If the property is leasehold, buyers should carefully review the lease terms. All discussions with Holdens Estate Agents are subject to contract.