



3 Tan Yard Court, Longridge  
£179,995



## 3 Tan Yard Court

Longridge, Preston

Modern semi-detached house on Tootle Green - ideal for first-time buyers. Welcoming reception room, French doors to the garden, well-designed layout. Practical kitchen, WC, 2 bedrooms, family bathroom. Driveway parking, energy-efficient (EPC B), no onward chain.

Council Tax band: B

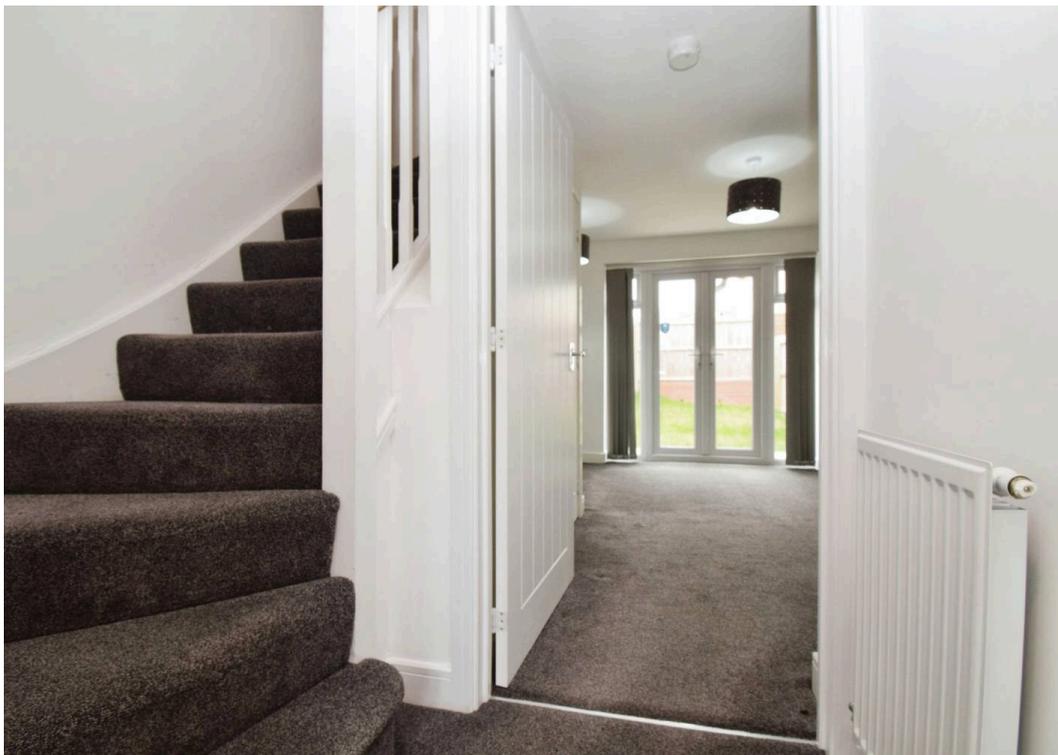
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

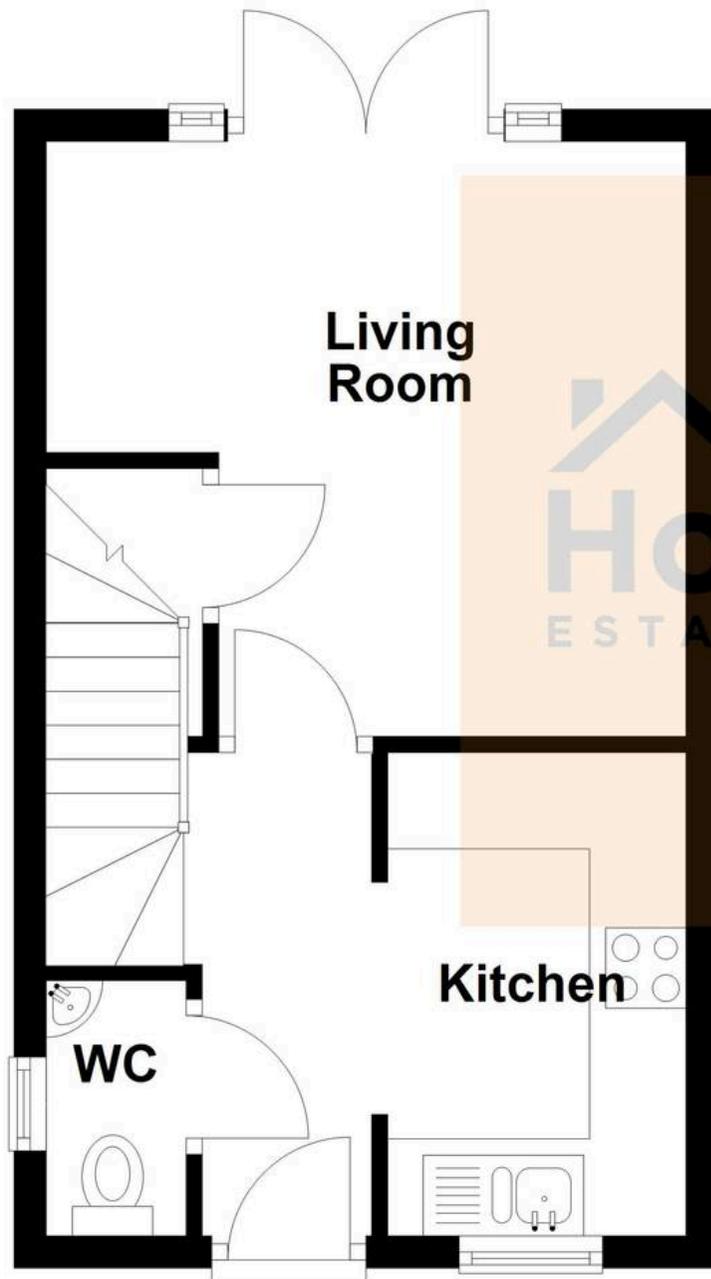
- Modern Semi Detached
- Popular residential location
- Lounge with French doors to garden
- Kitchen to front elevation
- Ground floor WC
- Two bedrooms
- Bathroom
- Driveway parking to the rear
- Front & Rear garden
- NO CHAIN EPC Rating B



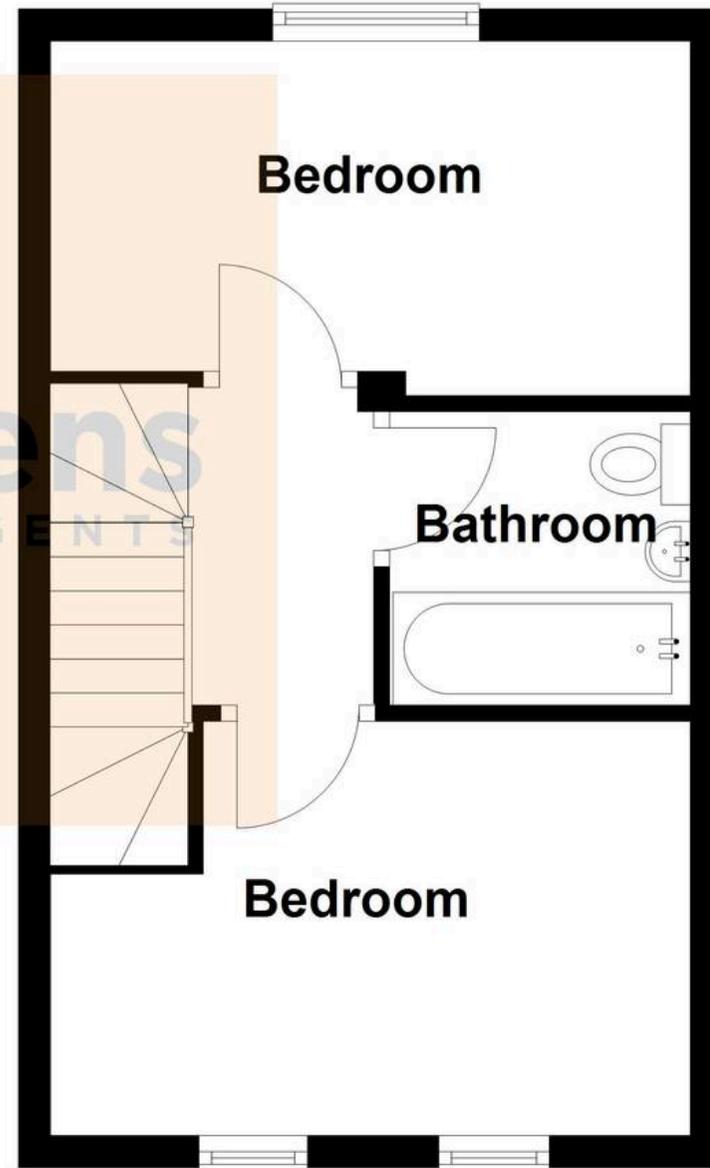




# Ground Floor



# First Floor





## Holdens Longridge

66 Derby Road, Longridge – PR3 3FE

01772 233380

[longridge@holdens.co.uk](mailto:longridge@holdens.co.uk)

[www.holdens.co.uk/](http://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 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. All discussions with Holdens Estate Agents are subject to contract.