



 **Holdens**  
ESTATE AGENTS

11 Derby Road, Longridge  
£149,950

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## 11 Derby Road

Longridge, Preston

Charming two bedroom end terrace cottage with wood burner, modern kitchen and bathroom, gas heating, outbuilding and convenient location near shops, schools and transport. Ideal for first time buyers.

Council Tax band: A

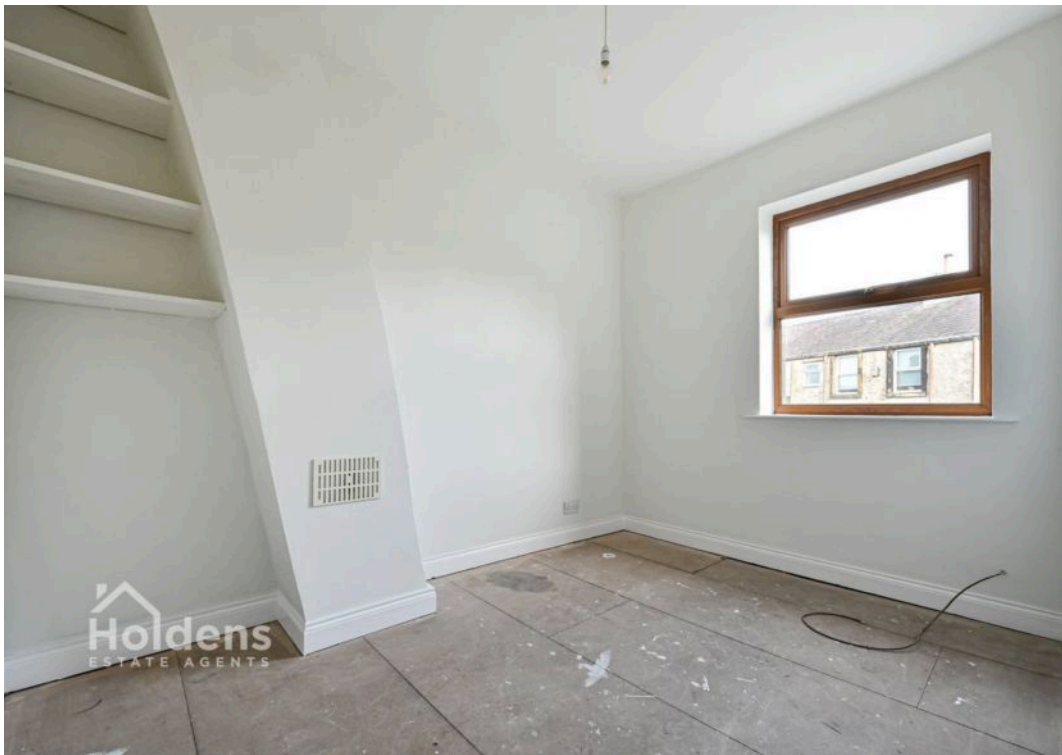
Tenure: Freehold

EPC Energy Efficiency Rating: D

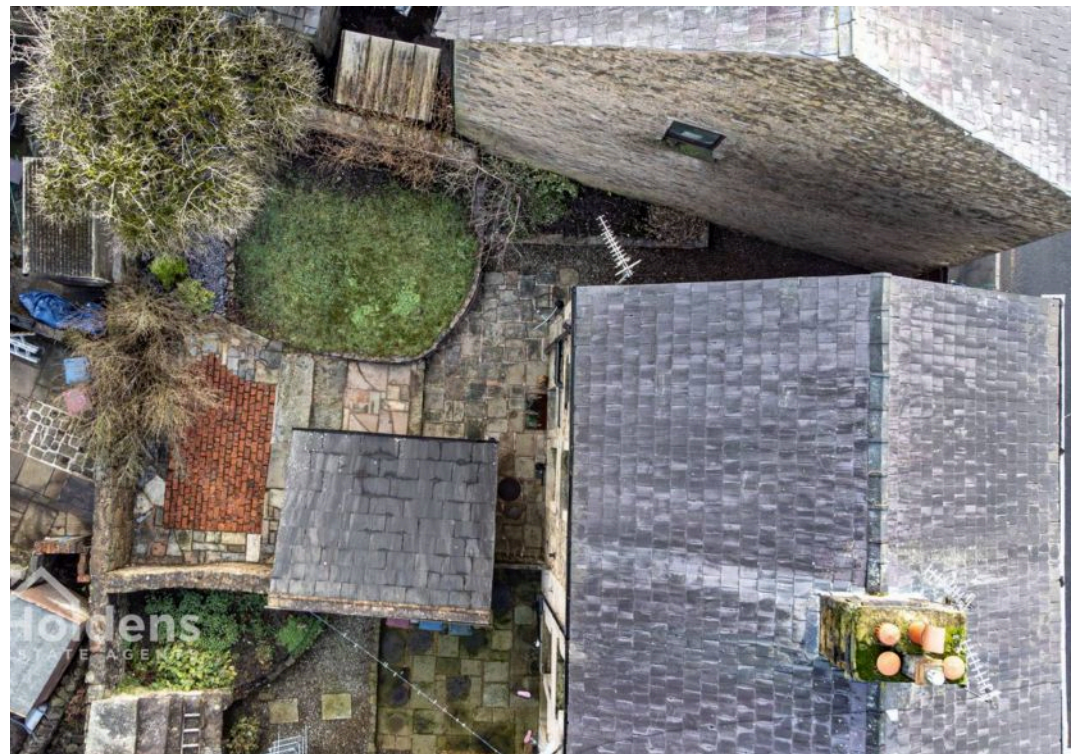
EPC Environmental Impact Rating: D

- Cottage style end terrace
- Lounge with woodburner
- Dining kitchen
- Two bedrooms
- Bathroom
- Cottage garden to rear
- Very useful stone built outbuilding
- Gas central heating
- Convenient location
- Early viewing essential



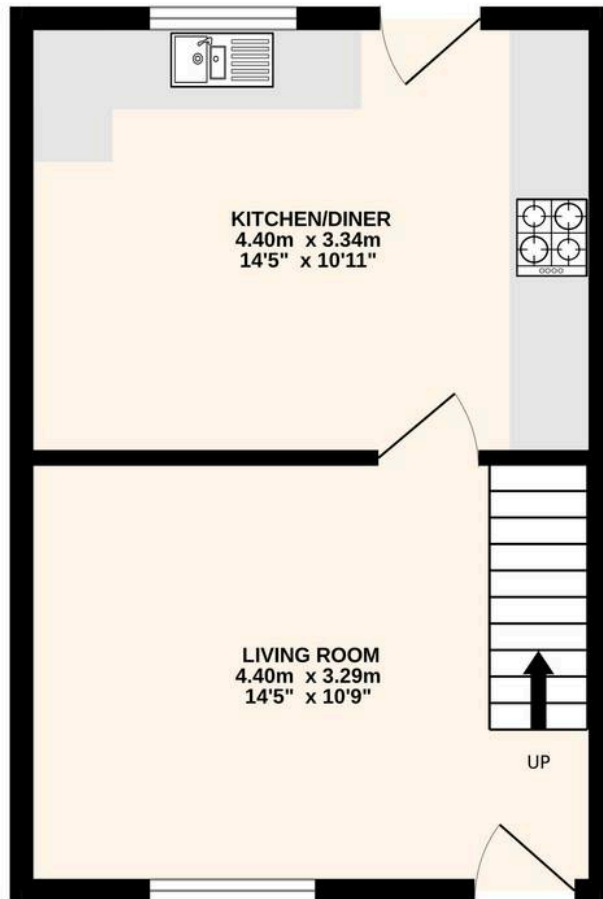




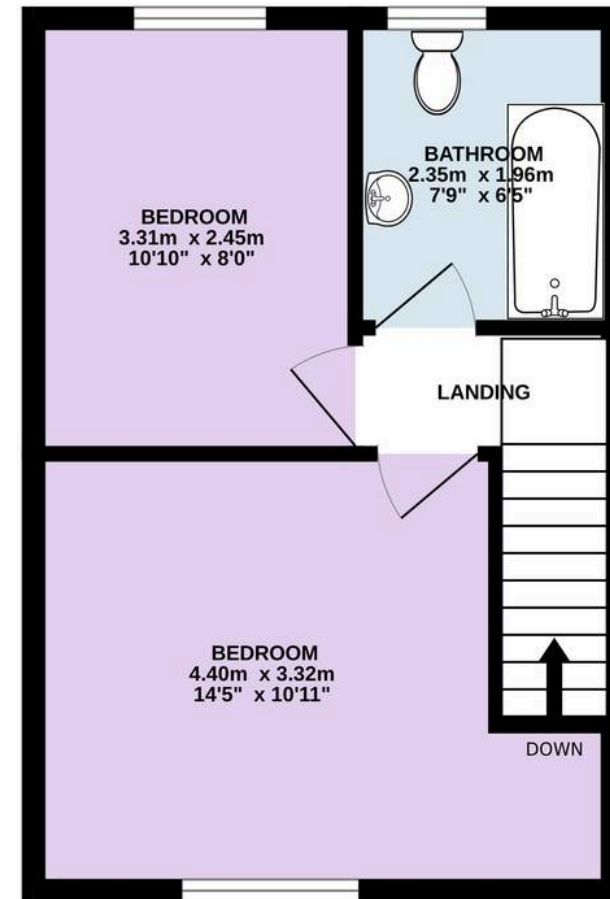




GROUND FLOOR  
29.2 sq.m. (314 sq.ft.) approx.



1ST FLOOR  
29.2 sq.m. (314 sq.ft.) approx.



TOTAL FLOOR AREA : 58.3 sq.m. (628 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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## Holdens Longridge

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