



 **Holdens**  
ESTATE AGENTS

12 Hillcrest Avenue, Longridge  
£135,000

 **Holdens**  
ESTATE AGENTS



## 12 Hillcrest Avenue

Longridge, Preston

Charming two bed mid-terrace with lounge, wood burner, modern kitchen, dining room, built-in wardrobes/cupboards, four piece bathroom, storage shed, and great location near shops and transport.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

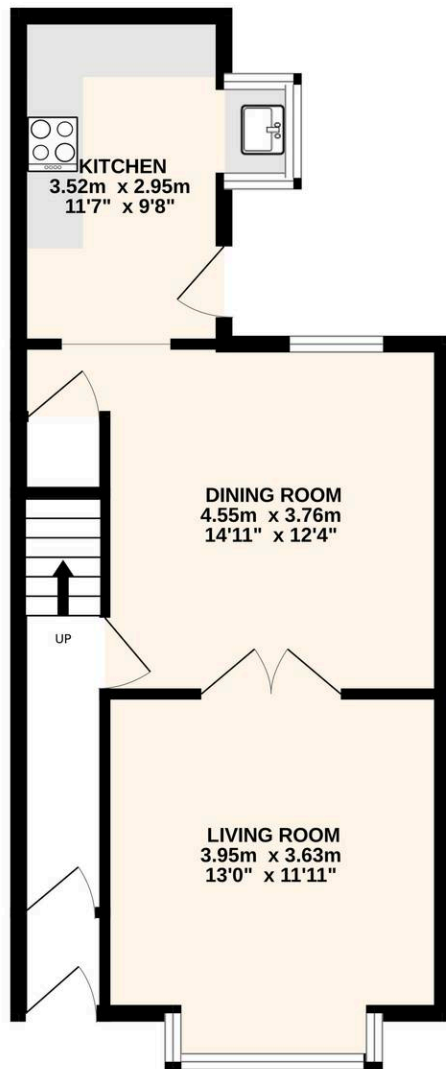
- Mid Terrace
- Convenient residential location
- Lounge
- Modern kitchen
- Dining room
- Two bedrooms with built-in wardrobes
- Four piece bathroom
- Rear yard with storage shed
- First Time Buyer opportunity
- Early viewing recommended



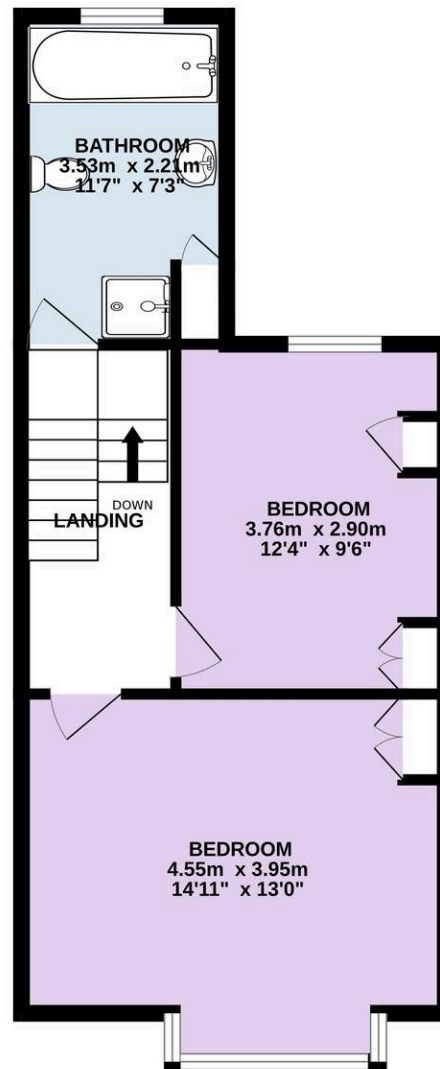




GROUND FLOOR  
42.5 sq.m. (457 sq.ft.) approx.



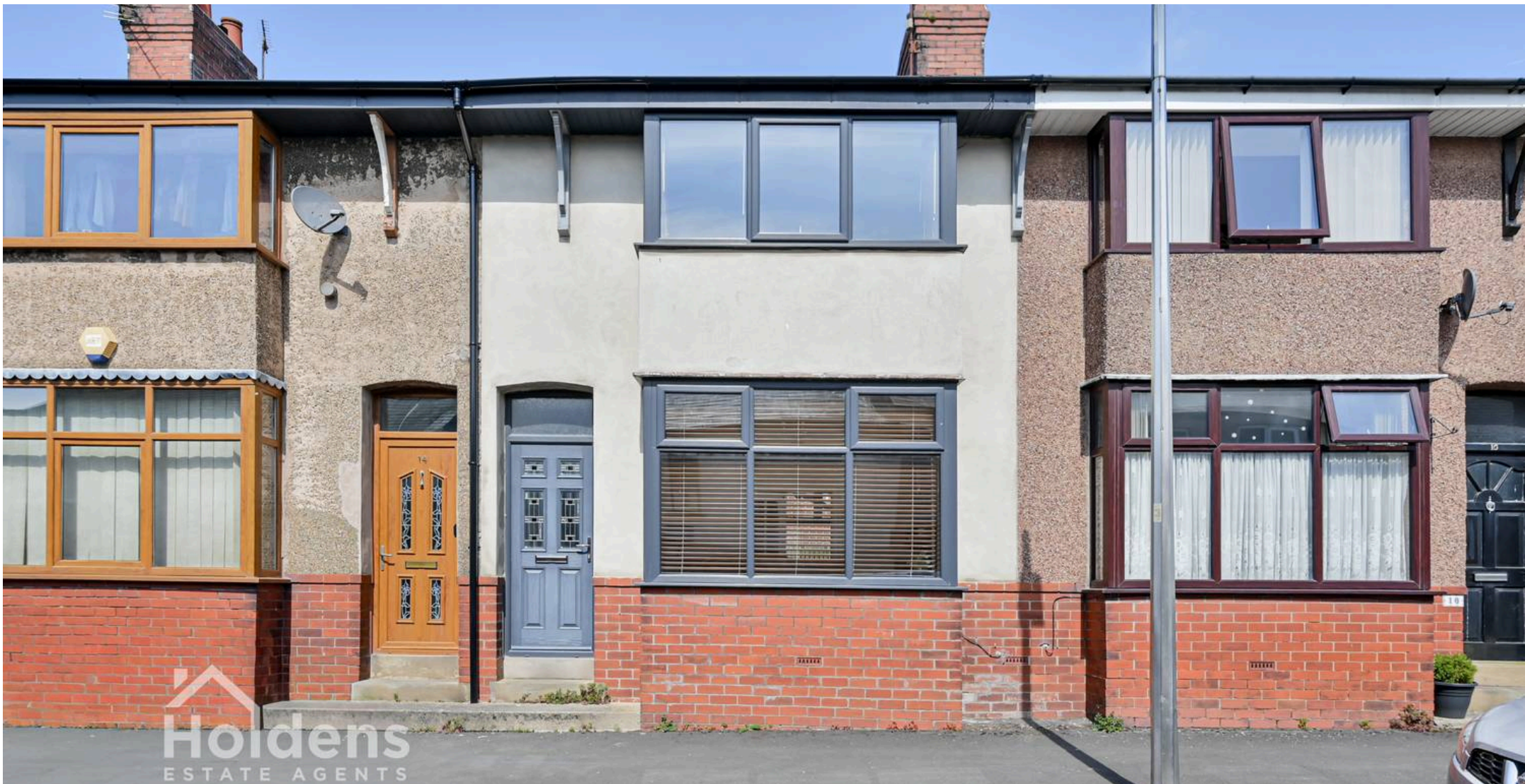
1ST FLOOR  
41.7 sq.m. (449 sq.ft.) approx.



TOTAL FLOOR AREA : 84.1 sq.m. (906 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 ©2026



## 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.