



Holdens  
ESTATE AGENTS

7 Tootle Road, Longridge  
£269,950

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## 7 Tootle Road

Longridge, Preston

Spacious three bedroom detached home in a sought after area with two reception rooms, fitted kitchen, garage and driveway. Ideal for families seeking space and potential. Early viewing advised.

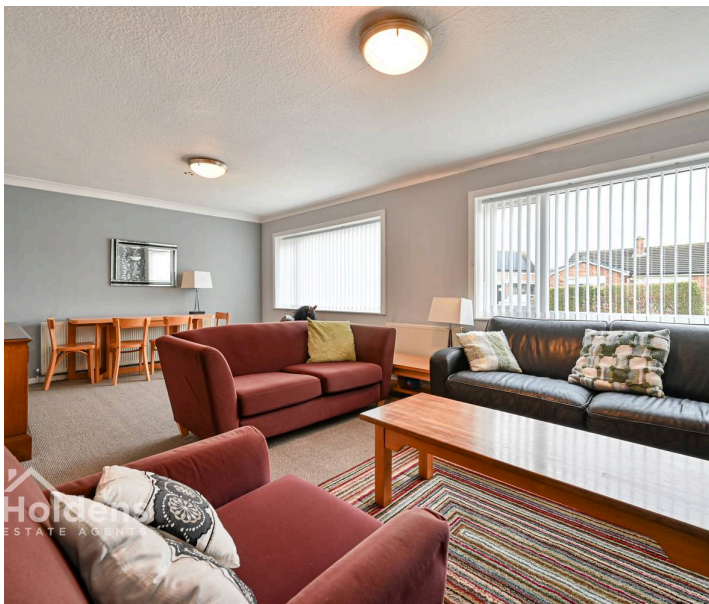
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

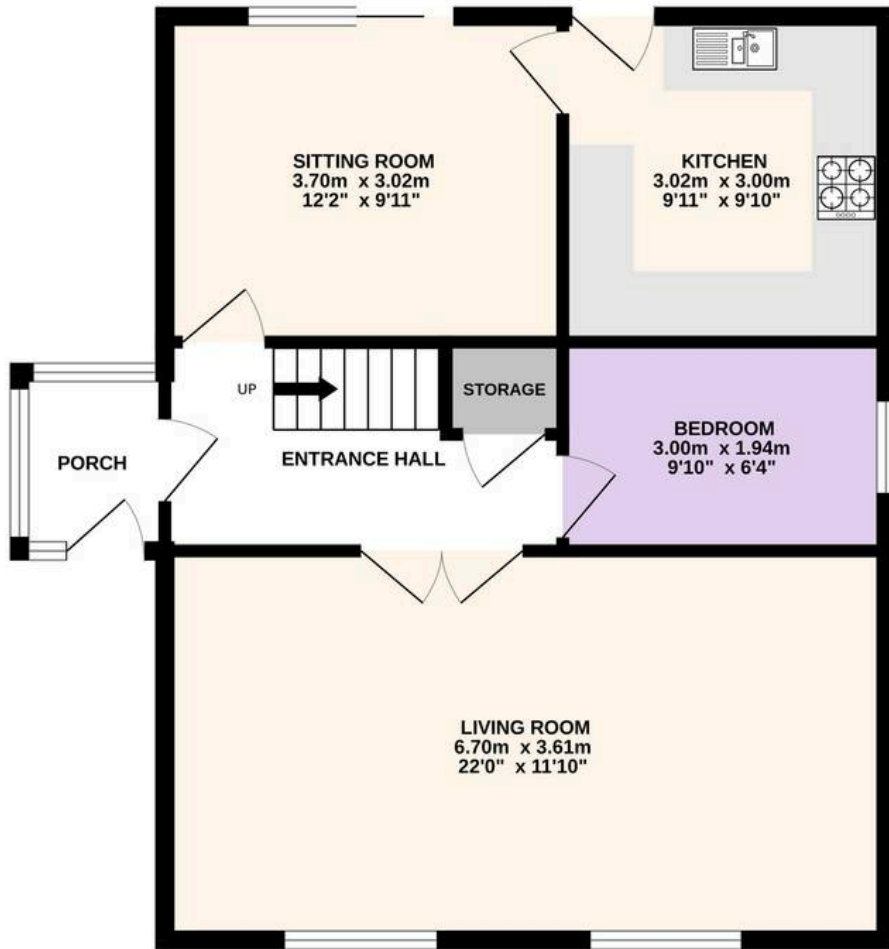
- Detached Home
- Packed with Potential
- 3 Bedrooms
- Large Bright Living Room
- Fitted Kitchen
- Sitting Room
- Private Rear Garden
- Garage
- Driveway Providing Off Road Parking for multiple Vehicles
- Sought After Location



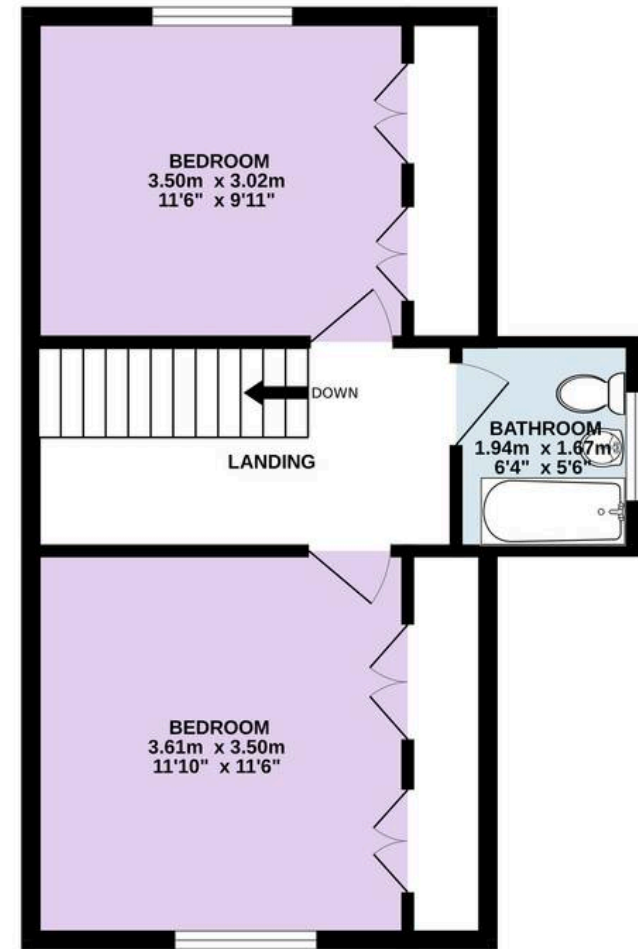




GROUND FLOOR  
59.7 sq.m. (643 sq.ft.) approx.



1ST FLOOR  
39.1 sq.m. (421 sq.ft.) approx.



TOTAL FLOOR AREA : 98.8 sq.m. (1063 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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