



7 Bird Tree Court, Longridge
£395,000

Holdens
ESTATE AGENTS



7 Bird Tree Court

Longridge, Preston

Beautifully presented four-bedroom detached home over three floors with modern kitchen, en-suite, private garden, garage and parking. Close to Longridge amenities and countryside. Ideal for families.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Beautifully presented four-bedroom detached home set over three floors.
- Excellent kerb appeal in a popular family-friendly location.
- Within easy reach of Longridge town centre and its amenities.
- Spacious living room and modern kitchen/diner with utility room.
- Downstairs WC.
- Principal bedroom with en-suite and fitted wardrobes creating a dressing area.
- High-quality fitted wardrobes to bedrooms two and three.
- Modern family bathroom and separate second-floor shower room.
- Private enclosed garden, perfect for families and entertaining.
- Single garage and driveway providing off-road parking.





GROUND FLOOR
47.1 sq.m. (507 sq.ft.) approx.



1ST FLOOR
43.7 sq.m. (470 sq.ft.) approx.



2ND FLOOR
33.6 sq.m. (362 sq.ft.) approx.



TOTAL FLOOR AREA : 124.5 sq.m. (1340 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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