



**Holdens**
ESTATE AGENTS

North Nook, Inglewhite Road
£650,000

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North Nook

Inglewhite Road, Preston

Detached three-bedroom home on a large south-facing plot with stunning countryside views near Longridge. Huge potential for improvement. Gated drive, garage, gardens. Semi-rural yet convenient location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

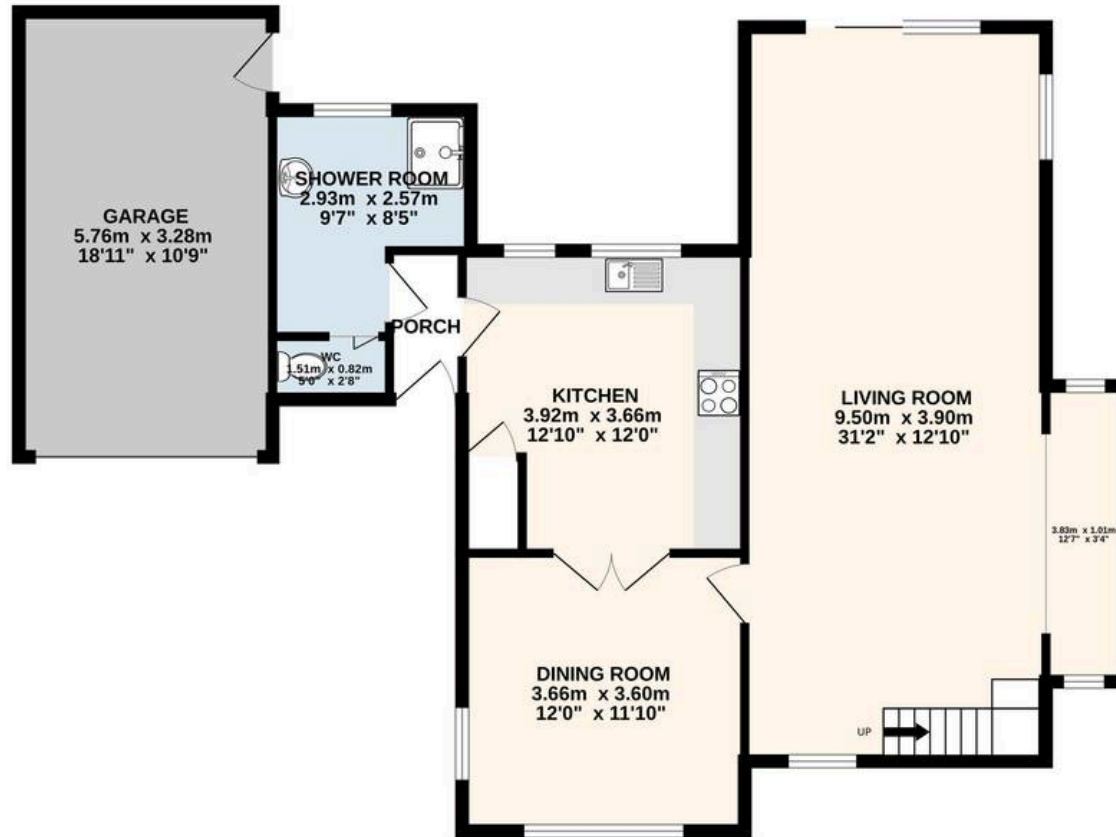
EPC Environmental Impact Rating:

- Three bedroom detached property
- Substantial plot with huge potential
- Large south-facing rear garden
- Panoramic countryside views
- Views towards Longridge Fell and the Forest of Bowland
- Gated driveway and extensive off-road parking
- Garage and generous front garden
- Spacious front-to-back living room
- Requires modernisation with scope for renovation, extension and enhancement, subject to planning
- Highly desirable northern fringe of Longridge, close to amenities, schools, transport links and countryside walks





GROUND FLOOR
96.7 sq.m. (1041 sq.ft.) approx.



1ST FLOOR
53.3 sq.m. (573 sq.ft.) approx.



TOTAL FLOOR AREA : 150.0 sq.m. (1615 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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