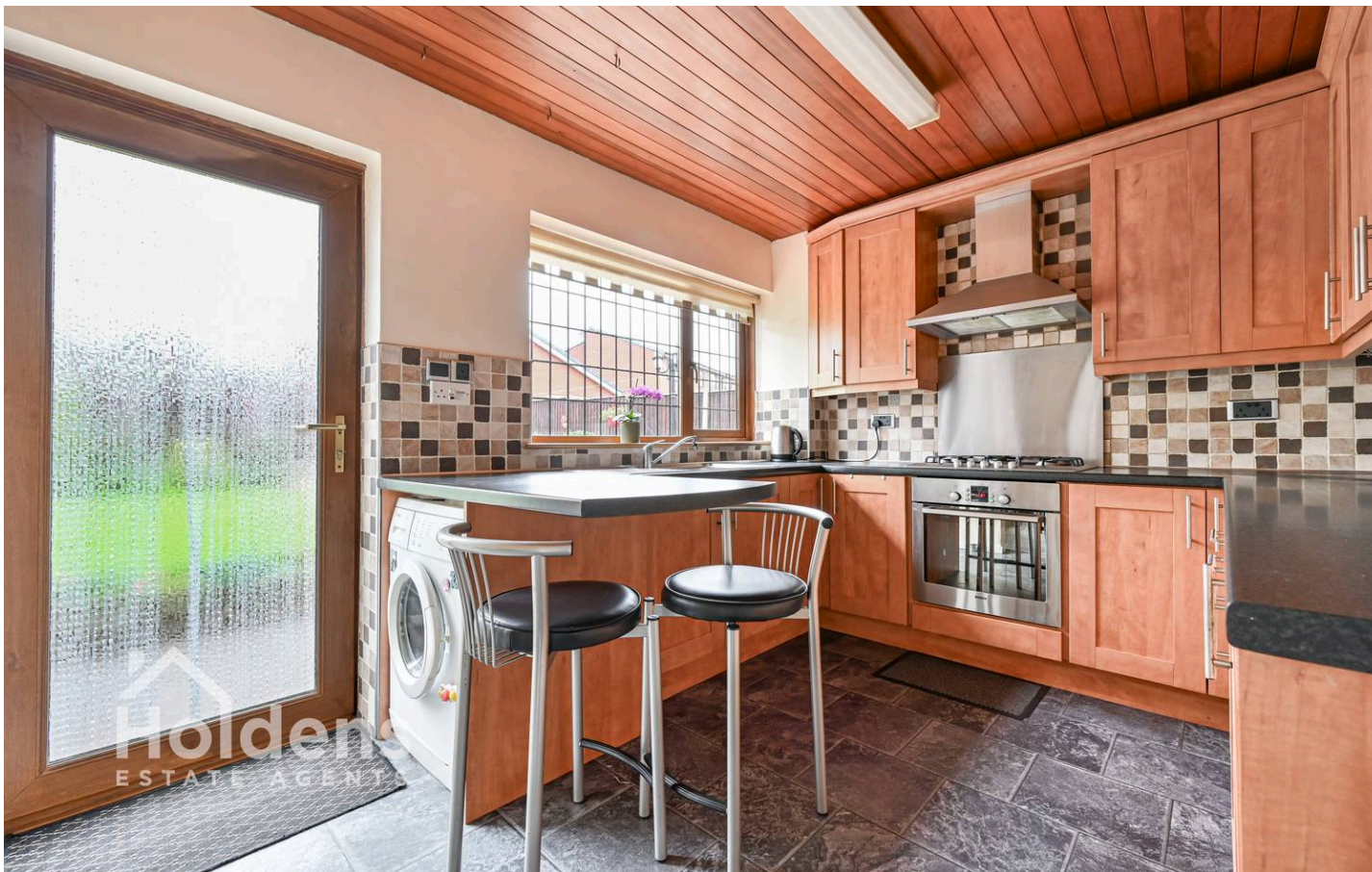




44 Mardale Road, Longridge
£249,950

Holdens
ESTATE AGENTS



44 Mardale Road

Longridge, Preston

Well-presented three-bed semi-detached dormer bungalow in Longridge. Features flexible living, beautiful gardens, garage, parking, and no chain. Close to schools and town centre.

Potential to extend.

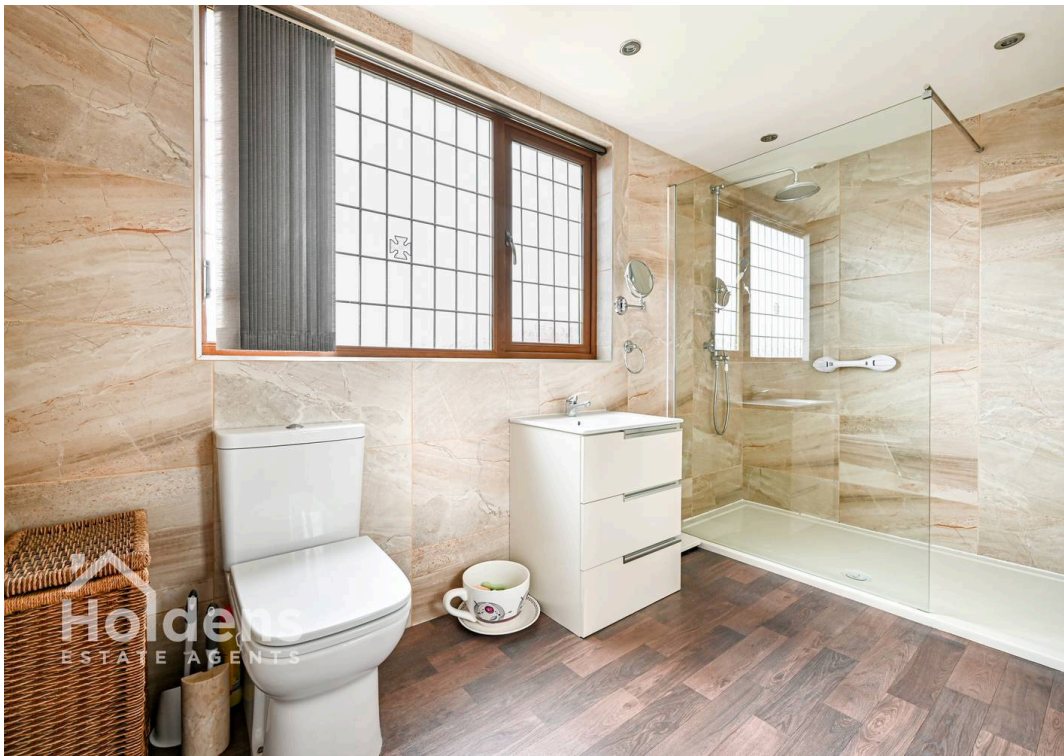
Council Tax band: C

Tenure: Freehold

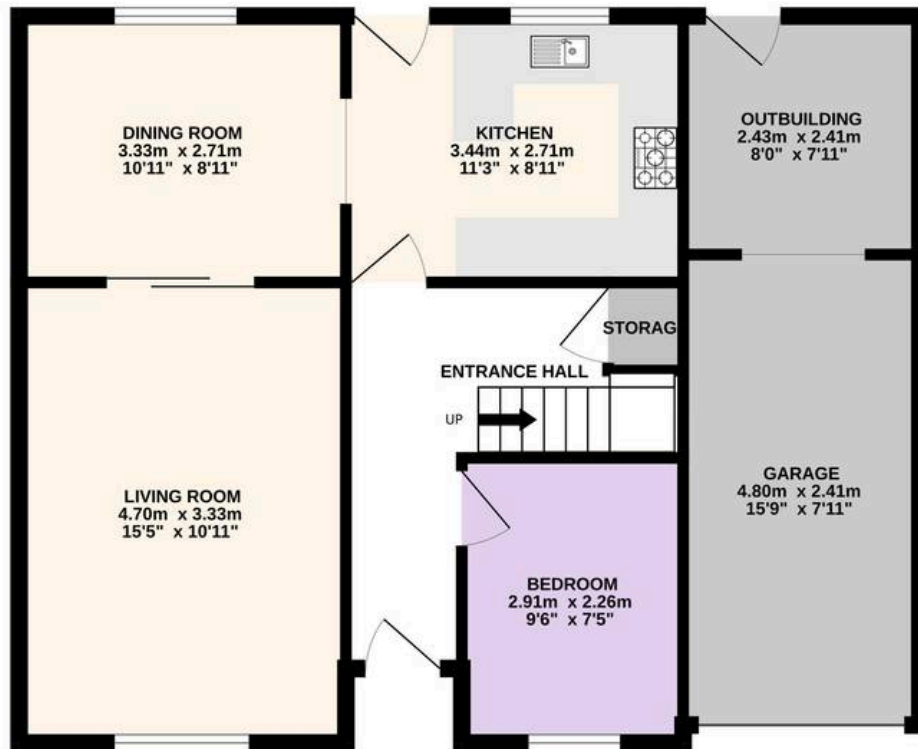
- Three-bedroom semi-detached dormer bungalow
- Highly sought-after family residential area
- Beautiful, well-established rear garden
- Two good-sized first-floor bedrooms
- Useful ground-floor third bedroom
- Lovingly maintained by the current owners
- Attached garage with additional utility/workshop space
- Driveway providing off-road parking
- Very close to local schools, parks and countryside walks
- Potential to further extend or alter the existing dormer accommodation, subject to planning



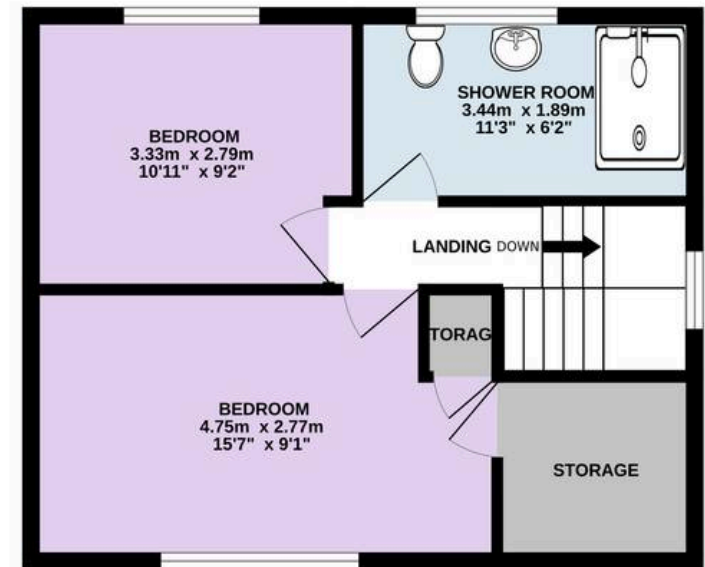




GROUND FLOOR
66.7 sq.m. (718 sq.ft.) approx.



1ST FLOOR
37.6 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA : 104.3 sq.m. (1123 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

66 Derby Road, Longridge – PR3 3FE

01772 233380

longridge@holdens.co.uk

www.holdens.co.uk/

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