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estate agents



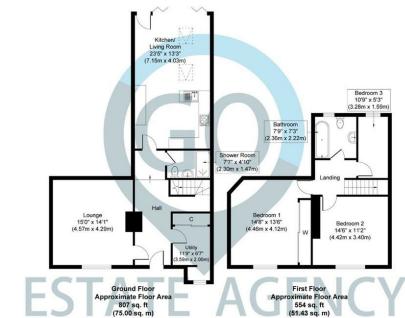
Ratcliffe Cottage Lower Road, Preston, PR3 2YL
£425,000



Ratcliffe Cottage Lower Road, Preston, PR3 2YL

No onward chain - A beautifully presented three-bedroom stone country cottage positioned on the edge of Longridge, enjoying stunning open countryside views to the rear and a superb blend of character features and modern living.

The heart of the home is the impressive open-plan kitchen and living space, designed for both everyday living and entertaining. This light-filled room showcases exposed ceiling beams, and contemporary fittings including integrated fridge, dishwasher, double oven, hob and sink unit. The space boasts views and access flowing out towards the long rear garden and open fields beyond.



ESTATE AGENCY

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, insurance or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown are not guaranteed to be in working order and potential buyers should make their own investigations to satisfy themselves that the property is suitable for their needs and that the heating and energy efficiency can be guaranteed.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		44	72
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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