



Four bedroom detached property

Downstairs WC

Open plan ground floor layout

Master en suite bedroom

Lovely village location

Close to village amenities



Early viewing is highly recommended on this detached family home on a popular residential estate in this historic village.

The property briefly comprises a welcoming entrance hall with stairs to the first floor and doors to the WC, office and L shaped lounge, kitchen and dining area.

To the first floor you will find 4 bedrooms, one with an ensuite shower room and a further house bathroom. Outside you will find a patio garden overlooking fields to the rear. Room dimensions can be found on the floorplan.

Situated in the heart of the village you are just a short walk away to all the amenities including a primary school, places of worship, shop, cafe and children's play park. Add to this popular social clubs, public houses and walks down by the river it really does offer buyers a great opportunity to live in this vibrant community. There are bus links to local towns and it is not too far from the A59 and Motorway network beyond for those looking to commute further afield. Popular towns of Longridge and Clitheroe offer further amenities with Preston and Blackburn have further major retailers if required.

Ground Floor

Entrance Hall

Spacious entrance hall with stairs leading to the first floor. Doors leading off to the ground floor rooms. There is a store cupboard housing the boiler.

Office

This useful room is currently used as an office but could be used as a play room or gym. There is a window to the front and the electric meter.

WC

WC and wash hand basin. Window to the front.

Lounge

Lovely L shaped room with a window to the front opening to the dining area and kitchen beyond.

Kitchen/Diner

The kitchen area has a range of wall and base units with worktops over housing a sink and drainer. There is plumbing for a washing machine and a freestanding electric range style oven with extractor hood over. An understairs store has space for the fridge freezer. The spacious dining area has room for a dining table. The kitchen area has a window and a door overlooking the rear garden with the dining area having french style doors to the garden making this a lovely bright space, perfect for entertaining and the hub of the home.

First Floor

First Floor Landing

The first floor landing has a storage cupboard and doors leading to the bedrooms and bathroom. There is a window to the side,

Bedroom 1

The main bedroom has built in wardrobes, window to the front and a door to the ensuite.

En-suite

Three piece suite in white comprising shower cubicle, WC and wash hand basin. Window to the side.

Bedroom 2

Built in wardrobes and a window to the front.

Bedroom 3

Built in wardrobes and a window to the rear.

Bedroom 4

Window to the rear.

Bathroom

The bathroom has a 3 piece suite in white comprising a bath, WC and a wash hand basin. There is a window to the rear.

Exterior

To the front of the property there is a block paved area offering parking for 1 vehicle. A path leads down the side of the property to the rear garden area where you will find a paved patio area overlooking fields to the rear.

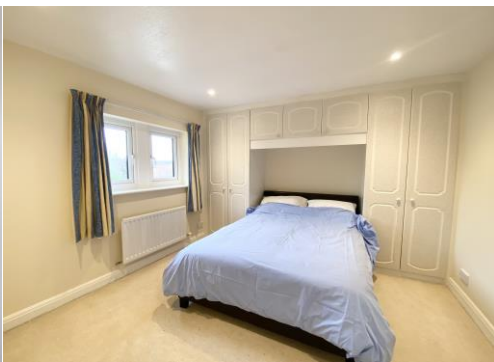
EPC rating C

Property tenure Freehold

Council tax band E

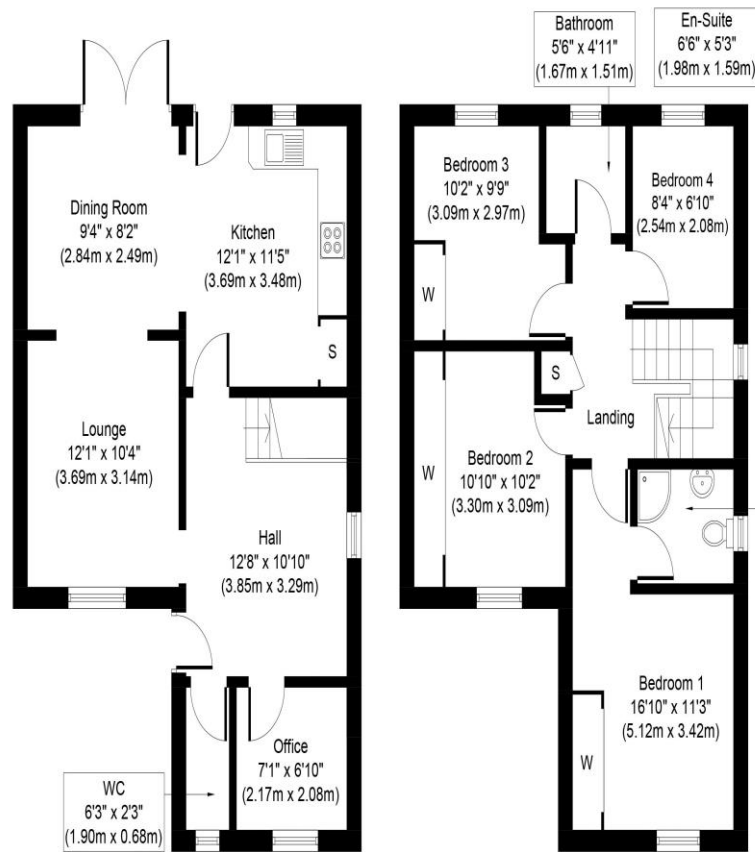
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approximate Floor Area
584 Sq. ft.
(54.3 Sq. m.)

First Floor
Approximate Floor Area
584 Sq. ft.
(54.3 Sq. m.)

Whilst every attempt 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, transaction and/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 have not been tested and no guarantee as to their operability or efficiency can be given.

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T. 01772 280 240
E. sales@goestateagency.co.uk
W. www.goestateagency.co.uk



Registered Office. 4 Towneley Road, Longridge, Preston. PR3 3EA