



ESTATE AGENCY

218 Whittingham Lane

Goosnargh,

PR3 2JJ

£400,000

Offers in Excess of



**Large plot with potential for development
subject to planning**

Three bedrooms

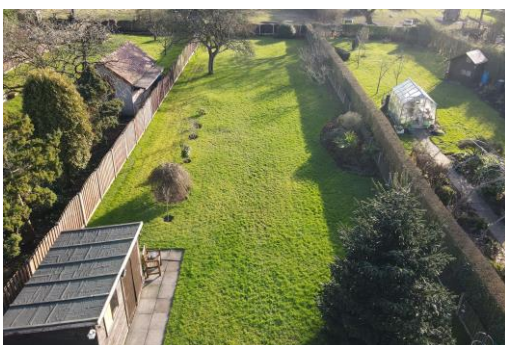
Kitchen open to the dining area

Easy commute links to the M6

True bungalow

Bathroom plus a separate shower room

Generous drive way for numerous vehicles



TRUE BUNGALOW* LARGE PLOT A rare opportunity to purchase a true bungalow with a large plot in GOOSNARGH.

This property won't be around for long so early viewing is highly recommended.

On entry via the front door is an entrance porch that leads to a hall way. To the right you will find a spacious lounge with a bay window allowing for ample natural light. To the left you will find two bedrooms, and a separate shower enclosure. The family bathroom and further bedroom are on the right towards to the rear of the property and access to the good sized kitchen and dining area with patio doors to the extensive rear garden.

What will really capture attention is the size of the plot and opportunity for further development subject to planning. Externally, to the front is a lawned area and boarder with established bushes and trees. A generous driveway allowing parking for numerous vehicles. The drive way continues down the side of the property to the spectacular sized rear garden. A flagged patio, where decorative stones and small boarders finish off this area. There is a wooden shed and a huge expanse of grass with a few mature trees and bushes.

Lying between Broughton and Longridge there are plenty of larger supermarkets, bars and restaurants. Drive into Goosnargh for local shops, schools and pubs. This property is positioned excellently for those wishing to commute further a field with motorway links near by and a bus service into Preston where you will find a main line railway.

Accommodation

Vestibule

Entering from the external door you will find an Inner door to the hallway.

Hallway

Doors leading to all rooms. Radiator. Loft access.

Lounge 14' 3" x 11' 3" (4.35m x 3.44m)

Two radiators. Electric fire with decorative stone surround. Bay window to the front elevation and two further windows to the side allow for ample light.

Kitchen/Diner 11' 3" x 11' 3" (3.44m x 3.44m) Dining area Kitchen area dimensions (1.88m x 2.31m)

Radiator. Window to the side. A range of fitted wall and base units. Electric oven and hob. Stainless steel sink with tap over and drainer. Plumbed for washing machine. Window and external door to the side of the property. Patio door to rear garden.

Bedroom One 10' 11" x 12' 10" (3.33m x 3.92m)

Built in wardrobes. Radiator. Bay window to the front elevation.

Bedroom Two 8' 5" x 10' 9" (2.56m x 3.28m)

Window to the rear. Radiator. Wash basin.

Bedroom Three 11' 2" x 9' 4" (3.41m to bay x 2.85m)

Window to the rear and a bay window to the side of the property. One radiator.

Shower Room

Off the hallway. Shower cubicle.

Bathroom 9' 7" x 5' 3" (2.92m x 1.61m)

Two windows to the side. Bath. WC. Wash basin. Bidet. Chrome heated towel rail. Part tiled walls.

Externally

Front

Grassed area with boarder. Large driveway to the front, expanding down the side to the rear of the property.

Rear Garden

Mostly laid to lawn with a few mature trees and bushes. A good sized flagged patio. A wooden shed. Outside water tap

EPC rating D

Property tenure Freehold

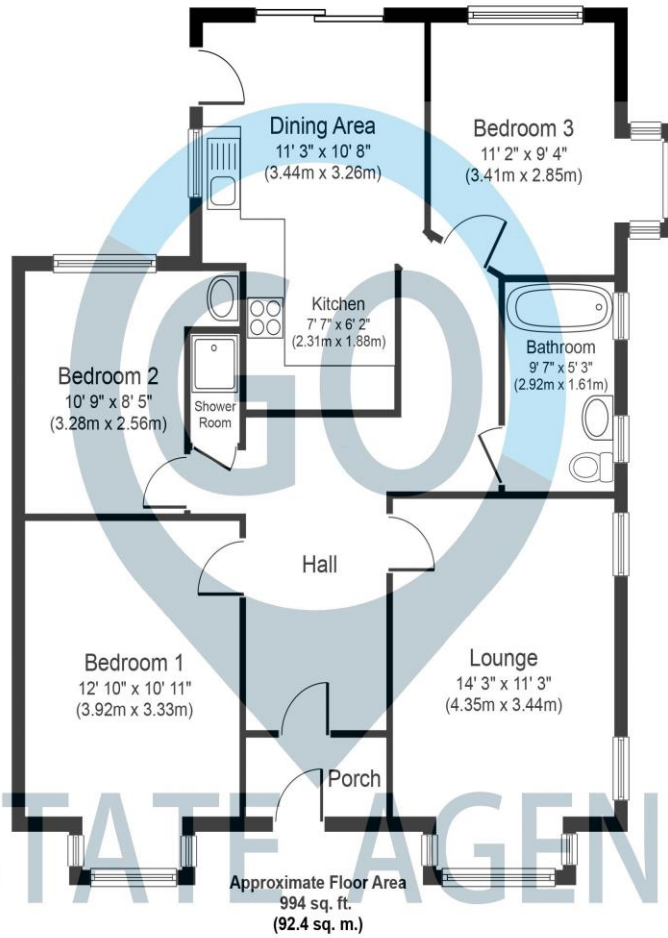
Council tax band D

IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All Fixtures and fittings including those mentioned in the description are to be agreed with the seller.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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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