



132A Whittingham Lane

**Broughton,
PR3 5DD**

£399,950

ESTATE AGENCY



True bungalow

Two bathrooms

Conservatory

Garage

Ample off road parking

Four bedrooms

Generous lounge

Kitchen plus utility room

Good sized plot



***TRUE BUNGALOW* GENEROUS LIVING
ACCOMODATION* AMPLE OFF ROAD PARKING**

A fabulous opportunity to buy a true bungalow in Broughton. Briefly comprising of a an entrance hall, Kitchen with utility room, with a generous lounge and conservatory, plus four bedrooms a bathroom and a shower room.

Located on the boundary of Broughton, close to Broughton High School with easy access to motorway links you will find this property conveniently located. With the villages of Goosnargh and Broughton a short drive in either direction where you will find local shops, churches and pubs and Longridge close by for larger supermarkets, bars and restaurants. There is a regular bus service into Preston where you will find a main line railway.

Dimensions

Please see floor plan.

Accommodation

Entrance Hall

Radiator. Window to front.

Lounge

Marble fire surround. Two radiators. Large window to the rear aspect and two smaller windows to the side aspect allowing for ample light.

Kitchen

Fitted base and wall units. Electric oven. Electric hob with extractor over. Stainless steel sink with tap over. Vented for a dryer. Window to the rear aspect. Radiator.

Utility room

Fitted wall and base units. Window to the rear. External door to side. Plumbed for washing machine

Conservatory

Wall through conservatory accessed from the hall with doors to bedroom three and four off and access to the lounge. Wall heater (not tested)

Bedroom One

Radiator. Window to the front aspect. Door to bathroom.

Bathroom

Accessed from the master bedroom or hallway. With bath, bidet, WC and vanity unit housing the wash basin. With part tiled walls.

Bedroom Two

Window to the front aspect. Radiator

Bedroom Three

Window to the side. Radiator. Door to shower room

Shower Room

access from the hall and third bedroom. With walk in shower enclosure with shower off the main, WC and washbasin. With wood effect tiled floor.

Bedroom Four

Window to the side. Radiator. Built in shelves and drawers.

Externally

Front garden

Large driveway with space for parking multiple vehicles leading to the garage. Lawned area with mature shrubs.

Rear Garden

Mostly laid to lawn with mature trees and bushes.

Garage

Single garage with up and over door.

EPC rating D

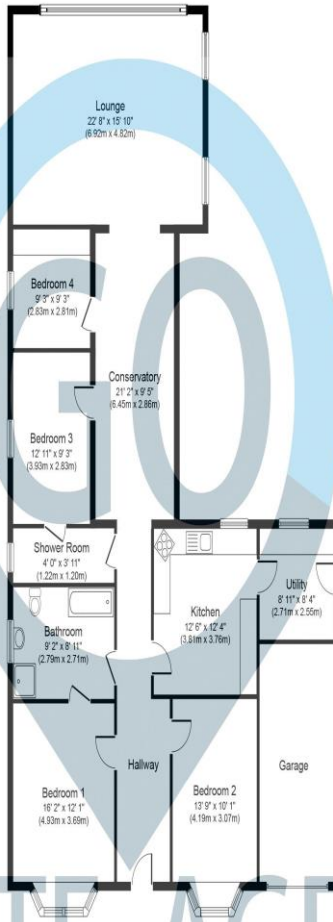
Property tenure Freehold

Council tax band F

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.





Approximate Floor Area
1,842 sq. ft.
(171.1 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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Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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