



**Beautifully presented 2 bed terrace**

**Close to shops**

**Modern kitchen**

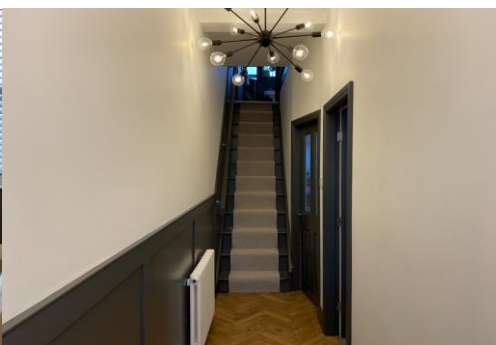
**Low maintenance rear garden**

**Garage and off road parking to the rear.**

**In the heart of a desirable village**

**Field views to the rear**

**Spacious bathroom**



This well presented mid terrace home, in the centre of a desirable village is one not to be missed. Beautifully presented by the current owners it is sure to attract a range of buyers including first time buyers, downsizers and investors.

The property briefly comprises an entrance hall with doors to the ground floor rooms and stairs to the first floor. There is a lounge to the front and an open plan living / dining / kitchen to the rear. To the first floor you will find 2 bedrooms and the house bathroom. Outside you will find a garden to the front and a low maintenance enclosed rear yard with a garage and parking space. There are field views beyond.

The village of Goosnargh has a range of local shops and public houses, a primary school, large playing field and children's play park and places of worship. There is a regular bus service to Longridge and Preston. For further amenities the property is perfectly placed to make use of the market towns of Longridge and Garstang with Fulwood, Broughton and Preston just a short drive away.

## Accommodation

### Ground Floor

#### Entrance Hallway

A lovely entrance with doors to the ground floor rooms and stairs leading to the first floor. There is parquet style flooring, panelled walls and a central heating radiator.

#### Lounge 12' 6" x 13' 1" (3.8m x 4m)

The lounge provides a lovely place to relax. A large window to the front to give plenty of natural light and a brick fireplace with a wooden mantle over houses a log burner makes a great focal point. There is also a central heating radiator.

#### Dining area 12' 8" x 12' 0" (3.85m x 3.65m)

The dining area has a multitude of uses making this space the hub of the home. Another lovely fireplace with stone surround and flagged hearth which houses a log burner. The room is open plan to the kitchen where you will find a useful breakfast bar. There is a window over looking the rear.

#### Kitchen 12' 6" x 7' 3" (3.8m x 2.2m)

The kitchen has a range of modern fitted wall and base units in white with wooden worktops over housing a sink unit with mixer tap.. There is an electric oven and gas hob with extractor hood over and there is plumbing for an automatic washing machine. \*\*\*fridge / freezer ?? \*\*\* There are windows to the side and rear and a door to the yard.

## First Floor

#### Bedroom 1 15' 7" x 11' 8" (4.75m x 3.55m)

A large double bedroom with a period fireplace as a focal point. There are 2 large windows to the front, fitted wardrobes and 2 central heating radiators.

#### Bedroom 2 13' 3" x 9' 2" (4.05m x 2.8m)

This bedroom has a feature fireplace, built in wardrobe and shelving. There is a central heating radiator and a window overlooking the fields to the rear.

#### Bathroom 7' 2" x 7' 9" (2.19m x 2.37m)

A spacious modern bathroom with a 3 piece suite in white which comprises wash hand basin, wc and bath with shower over. There is a heated towel rail and windows to the rear and side.

## Exterior

### Front garden

Picket fence with gate. Decorative slate and flagged walk way to the front door.

### Rear Garden

Enclosed low maintenance with paved patio area.

### Garage

Wooden doors

EPC rating to follow

Property tenure Freehold

Council tax band C

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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.





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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