



ESTATE AGENCY

5 Northgate
Goosnargh,
PR3 2BB

£199,950



True bungalow

Two bedrooms

Low maintenance gardens to the front and rear

Single brick built detached garage

Off road parking

Village location



TRUE BUNGALOW* VILLAGE LOCATION Go Estate Agency has the pleasure to bring to market this two bedroomed semi detached bungalow in the beautiful village of Goosnargh. Entering the property from the side into the hallway you will find the living room and a bedroom. You will find a modern shower room and to the rear a further bedroom and the kitchen. Externally the property boasts a low maintenance front and rear garden, with a single detached garage. 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. A bus service runs regular to the market town of Longridge and Preston city centre. For those looking for a commute the motorway is close by, with a National Rail service running from Preston.

Accommodation

Entrance Hall

External door to side. Radiator. Loft access with drop down ladder and power and boiler.

Lounge

Window to the front. Radiator. Open fire with wood surround.

Kitchen

Fitted wall and base units. Radiator. Plumbed for washer, space for dryer and dishwasher. Electric oven and hob with extractor over. Outer door to rear garden.

Bedroom One

Window to the rear. Radiator. Built in wardrobes with mirrored sliding doors.

Bedroom Two

Window to to the front aspect. Radiator. Built in wardrobe.

Shower Room

Window to the side aspect. Wet room shower enclosure with shower off the mains. WC. Wash basin. Chrome heated towel ladder.

Externally

Rear Garden

Low maintenance with decorative stones and flagged patio with a raised flower boarder. Access to the side of the garage.

Front garden

Decorative stones, driveway leading to the detached garage.

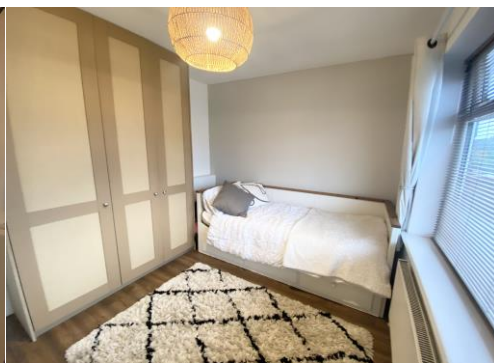
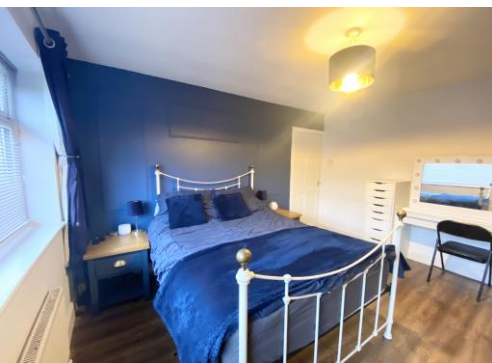
Garage

Single brick built garage. Reroofed spring 2024.

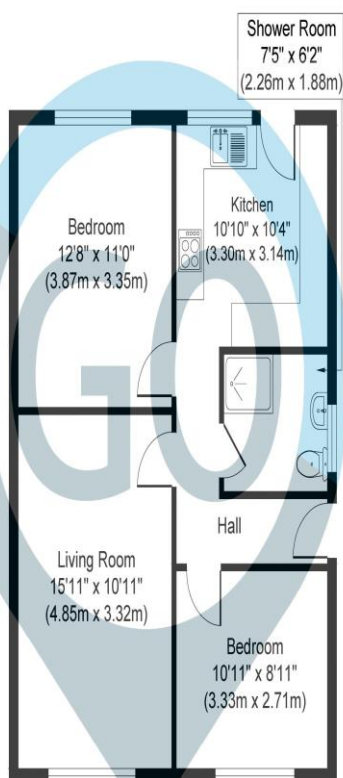
EPC rating D
Property tenure Freehold
Council tax band C

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		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approximate Floor Area
641 sq. ft
(59.53 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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