



ESTATE AGENCY

Rampholme Hothersall Lane

Hothersall,
PR3 2XB

£399,950



Desirable location

Three bedrooms

Garage and off road parking

NO ONWARD CHAIN

Secure method of sale

Detached true bungalow

Lounge and kitchen

Good sized rear garden



NO ONWARD CHAIN* SOUGHT AFTER LOCATION* TRUE DETACHED BUNGALOW

A rare opportunity to buy this detached true bungalow on the corner of Hothersall Lane in a highly sought after countryside location with the easy convenience of access into Longridge serving all amenities. Positioned on a generous plot, the internal accommodation briefly comprising of an entrance hall with ample storage. A lounge to the front of the property, and a kitchen with a generous L shape utility room to the rear with external access. There is a modern recently fitted shower room suite and three bedrooms. The first and second bedrooms both boast built in wardrobes and the third bedroom benefits from a separate WC. Externally the mainly grassed west facing rear garden overlooks fields to the rear and holds two timber sheds. To the front of the property is a single detached garage with additional off road parking. The property benefits from an air source heat pump. A short distance from the bustling market town of Longridge with all its modern conveniences and amenities, including supermarkets, pubs, restaurants, schools and places of worship, you will find this bungalow. The easy accessibility to the motorway networks makes this a convenient location for commuters. With villages such as Hurst Green and Ribchester on the doorstep you are served up the best of both worlds. In need of some refurbishment this property needs to be viewed to see the potential it has to offer.

IMPORTANT NOTE TO PURCHASERS: The property is being sold via a secure sale method. Therefore, on acceptance of an offer, the purchaser will be required to pay a non refundable reservation fee of 3% (including VAT) of the agreed purchase price subject to a minimum of £5000 (including VAT) to our third party agreement provider (Gazeal). The fee is payable in addition to the agreed purchase price. This allows Go Estate Agency to remove the property from the market and secures a commitment from both parties that they will not unreasonably withdraw from the agreed sale. The reservation agreement is signed by both parties via Gazeal to secure the sale and outline the agreed compensation liability should either party withdraw unreasonably. Full terms and definitions are outlined within the formal Gazeal agreement.

Accommodation

Hall

Door to Lounge, bedrooms one and two and the shower room. Two storage cupboards. Access to the loft. Radiator. Window to the front. External door.

Lounge *0' 0" x 0' 0" (0m x 0m)*

L-Shape. 17' 6" x 9' 11" (5.33m x 3.02m) 7' 10" x 10' 1" (2.4m x 3.08m) Window to the front and side aspects. Three radiators. Electric fire. Door to Kitchen.

Kitchen *10' 0" x 8' 4" (3.06m x 2.53m)*

Fitted wall and base units. Stainless steel sink. Plumbed for washing machine. Electric induction hob. Skylight. Door to utility.

Utility room *0' 0" x 0' 0" (0m x 0m)*

L shape 12' 10" x 4' 8" (3.90m x 1.43m) 4' 9" x 10' 1" (1.45m x 3.07m) Radiator. Base units and shelving. Window to the rear. External door to rear garden.

Shower Room

Shower enclosure. WC. Wash basin. Chrome heated towel ladder.

Bedroom One *10' 9" x 12' 6" (3.28m x 3.82m)*

Window to the rear aspect. Radiator. Built in wardrobes.

Bedroom Two *9' 5" x 12' 3" (2.88m x 3.74m)*

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

Bedroom Three *13' 8" x 12' 11" (4.16m x 3.94m)*

Window to the side and rear aspect. Radiator. Door to WC, with wash basin and electric heated towel rail.

Externally

Rear Garden

Mainly laid to lawn with patio area and wooden shed. Air source pump.

Front

Single detached garage with side off road parking. Flagged area with decorative rails.

Services

Mains electric Air source heat pump Septic tank Mains water

EPC rating E

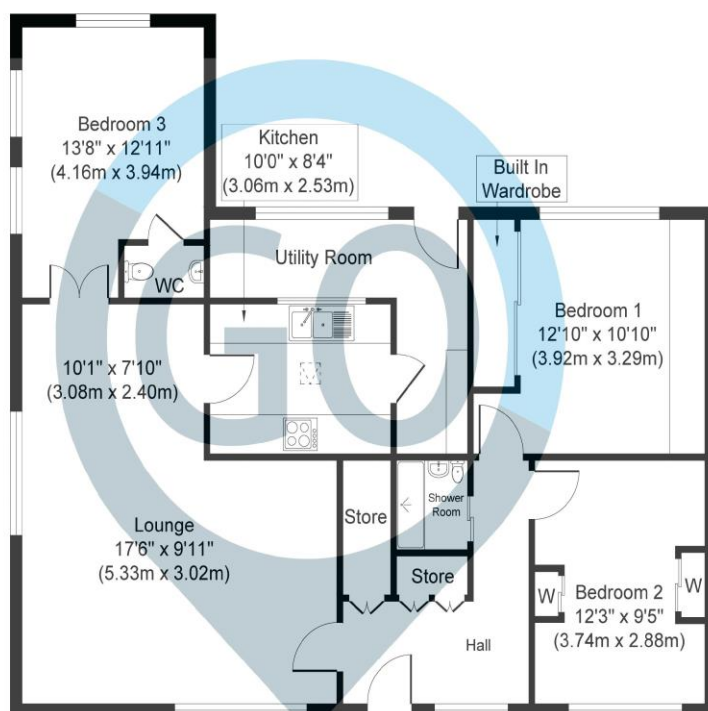
Property tenure Freehold

Council tax band E

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
1,024 sq. ft
(95.12 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		