



ESTATE AGENCY

809 Whittingham Lane

**Goosnargh,
PR3 2AY**

£320,000



Three bedrooms

Breakfast kitchen

Garden room

Village location

Two reception rooms

Two bathrooms

Off road parking



Go Estate Agency has the pleasure to bring to market this charming semi detached house featuring, over three floors, two reception rooms which include a lounge and conservatory, and a kitchen with breakfast dining area perfect for families. The under stairs has been cleverly designed to form a small office space and a great pantry. Also benefiting from a utility room and ground floor shower room.

To the first floor you will find two bedrooms and family bathroom. On the third floor is the master bedroom. Externally there is ample off road parking to the front. The rear offers a peaceful outdoor space, with flagged patio and artificial grassed area. There is an amazing garden room to the back of the rear garden, currently used as a cinema room. To the side of this is a great storage space with power and light.

Located in a popular village, this property provides a balance of village life and convenient access to Preston and commuter links. Local amenities include shops, several public houses, a church and a primary school.

Accommodation

Ground Floor

Entrance Porch

Staircase to first floor. Radiator. External door to the front.

Lounge

Brick fire surround housing a multi fuel burner. Radiator. Window to the front. Piped for under floor heating

Kitchen/Breakfast Room

A range of modern base and eye level units complimented by a white quartz worktop, an island housing an under counter sink and breakfast bar area. Integral microwave, space for a dishwasher. Electric range cooker. Radiator. Window to the rear. Piped for under floor heating. open through to the conservatory. Square arch to pantry and office area, housing the boiler.

Conservatory

French style doors to the rear garden. Underfloor heating. Radiator.

Utility room

Space for dryer. Plumbed for washer. Belfast style sink. Eye level units. Under floor heating. Window to the side of the rear garden.

Shower Room

Shower enclosure with shower off the mains. WC and wash basin. Storage unit. Under floor heating.

First Floor

First Floor Landing

Over head storage space at the bottom of the staircase to floor two. Doors to bedrooms one and two and family bathroom. Window to the side.

Bedroom Two

Window to the front aspect. Radiator.

Bedroom Three

Window to the rear. Built in storage cupboard. Radiator.

Bathroom

Four piece suite comprising of shower enclosure, with shower off the mains, free standing bath, vanity unit housing the wash basin, and WC. Black heated towel ladder.

Second Floor

Master bedroom

Built in storage under the eaves. Three Velux style windows. Radiator.

Externally

Rear Garden

Enclosed low maintenance space with flagged and tiled patio and artificial grass. Gate to the front of the property. Garden room and storage area.

Garden room

Bi fold doors open on to the rear garden. Currently enjoyed as a cinema room. With tiled floor and an electric heater.

Front

Generous space for parking multiple vehicles with a gravelled drive way and low maintenance border.

Services

All off the mains.

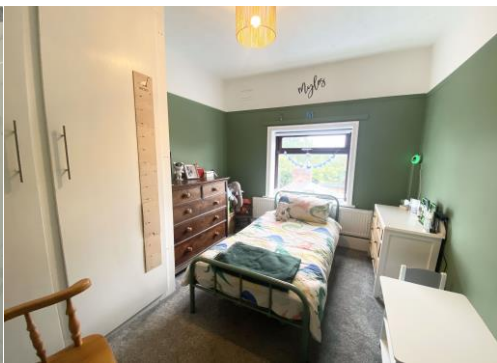
EPC rating to follow

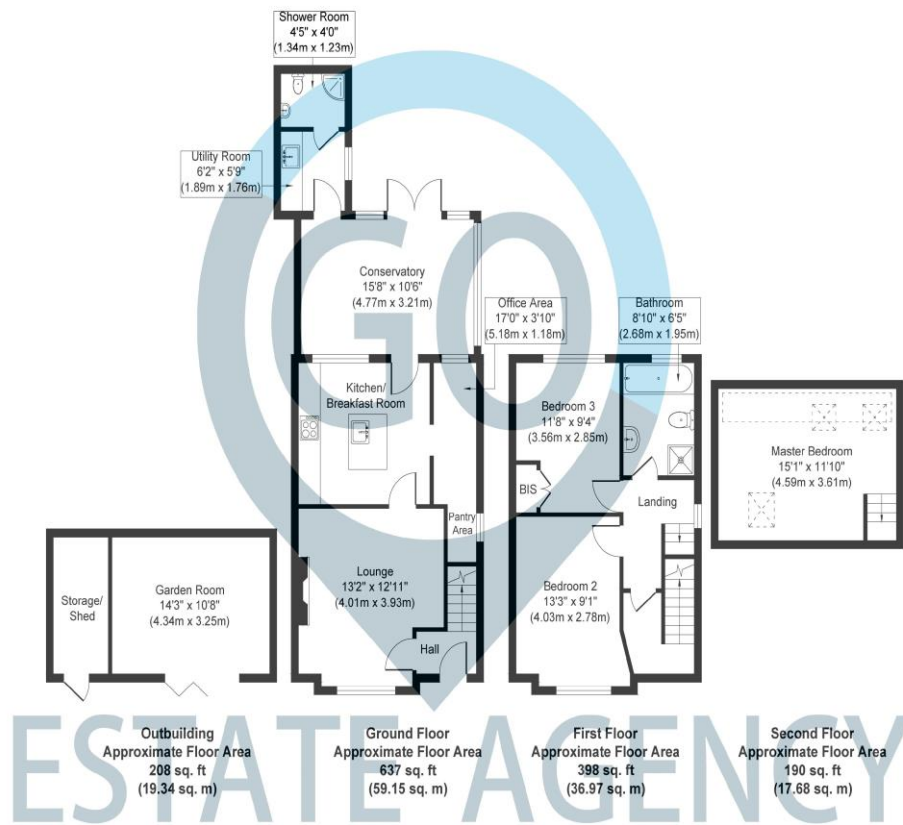
Property tenure Freehold

Council tax band B

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.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

T. 01772 280 240
E. sales@goestateagency.co.uk
W. www.goestateagency.co.uk



Registered Office. 4 Towneley Road, Longridge, Preston. PR3 3EA