

# GUILDHALL

SALES & LETTINGS



**989 Whittingham Lane, Preston, PR3 2AT**

**£250,000**

**\*\*\* STUNNING THREE BEDROOM HOME, WITH AMAZING VIEWS \*\*\***

Welcome to this charming property located on Whittingham Lane in the picturesque village of Whittingham, Preston. This traditional house offers a unique blend of character and modern comfort, making it a perfect retreat for those seeking a peaceful countryside lifestyle.

One of the standout features of this property is the stunning views it offers. Imagine waking up to panoramic views of the rolling hills and lush greenery every morning - a true feast for the eyes.

For nature lovers, this property is a dream come true. With country walks right at your doorstep, you can explore the beauty of the surrounding countryside at your leisure. Whether you enjoy a leisurely stroll or a more adventurous hike, the options are endless.

On colder evenings, you can cosy up by the inviting log burner, creating a warm and homely atmosphere. The cottage feel of the property adds to its charm, making you feel like you've stepped into a storybook setting.

The property briefly comprises; Entrance via vestibule into hallway, with access into reception room one and reception room two, from reception room two is a staircase to the first floor and open access into kitchen which has access into rear garden and utility/w.c. To the first floor is a landing hallway which has access into three generously sized bedrooms and family bathroom. Externally there is an enclosed front garden, to the rear is an enclosed yard, detached garage, private parking and further garden space.

This property is not to be missed! If you would like to arrange a viewing on this property, please call Guildhall Sales & Lettings on 01772 769999, or by email at [info@guildhallsales.co.uk](mailto:info@guildhallsales.co.uk)

### **Entrance Hallway**

Vestibule to hallway, central heating radiator, with access into reception room one and reception room two.

### **Reception room one 12'3' x 11'7' (3.73m' x 3.53m')**

Double glazed window, central heating radiator, ceiling border features, wood burning fire with open brick chimney breast & hearthstone.

### **Reception room two 14'11' x 13'7' (4.55m' x 4.14m')**

Central heating radiator, built in storage cupboards, wooden flooring, wood burning fire, open access into kitchen and housing staircase to first floor.

### **Kitchen 12'1' x 9'9' (3.68m' x 2.97m')**

Double glazed window, central heating radiator, range of wall and base units with solid oak worktops, traditional one and a half bowl sink with drainer and mixer tap, range oven & grill with, six ring hob, integrated dishwasher, integrated wine cooler, spotlights, tiled flooring with access into rear garden, utility and downstairs w.c.

### **W.C**

Double glazed window, tiled walls, toilet and wash basin.

### **Utility area**

Utility area, room for washing machine and tumble dryer.

### **First floor**

First floor landing hall way, with access into all three bedrooms and family bathroom.

### **Bedroom one 10'7' x 10'4' (3.23m' x 3.15m')**

Double glazed window, central heating radiator.

### **Bedroom two 13'1' x 7'8' (3.99m' x 2.34m')**

Double glazed window, central heating radiator

### **Bedroom three 8'5' x 8'4' (2.57m' x 2.54m')**

Double glazed window, central heating radiator

### **Bathroom 6'8' x 5'6' (2.03m' x 1.68m')**

Double glazed window, central heating towel rail, tiled floors and walls, toilet, shower cubicle & wash basin.

### **External**

#### **Front**


Enclosed front garden

#### **Rear**

Enclosed yard with parking, detached garage and further garden space to the rear.



Area Map

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Energy Efficiency Graph

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