



1 Kirklands

Chipping, Preston, PR3 2GN



£210,000

Holdens are pleased to bring to the market this family home in the beautiful village of Chipping. As well as the spacious accommodation the property is surrounded by lawned garden areas. **NEW CARPETS** throughout. Entrance vestibule, hallway, living room, dining room, kitchen, rear porch, first floor: three bedrooms, bathroom. Gas central heating, double glazed. Some updating is required. **NO CHAIN**. Freehold. Council Tax Band C.





GROUND FLOOR

Entrance Vestibule

uPVC double glazed window and door, uPVC double glazed door into hallway.

Hallway

uPVC double glazed window to side, meter cupboard, radiator, access into living room and dining room, stairs to first floor, under stairs storage.

Living Room

13'7" x 11'5" (4.153m x 3.499m)

uPVC double glazed window to front, radiator.

Dining Room

11'3" x 18'3" (3.446m x 5.576m)

uPVC double glazed sliding door to rear, uPVC double glazed window to side, under stairs storage, open fire, door into kitchen.

Kitchen

10'3" x 9'0" (3.125m x 2.761m)

Wall and base units, flooring, electric hob, oven, stainless steel sink with drainer, tiled splashback, uPVC double glazed windows, space for fridge and washing machine, door into rear porch.

Rear Porch

uPVC double glazed door to rear.

FIRST FLOOR

Landing

Access into three bedrooms, bathroom and WC, uPVC double glazed window to side, loft access, airing cupboard.

Bedroom 1

13'7" x 10'3" (4.156m x 3.138m)

uPVC double glazed window to front, radiator.

Bedroom 2

10'1" x 9'10" (3.088m x 3.009m)

uPVC double glazed window to rear, wall mounted Combi boiler.

Bedroom 3

7'8" x 9'3" (2.350m x 2.828m)

uPVC double glazed window to front, radiator, on the stairs storage cupboard.

Bathroom

8'0" x 5'5" (2.463m x 1.662m)

Corner bath with overhead shower, basin with pedestal, tiling to walls, radiator, uPVC double glazed window to rear.

WC

uPVC double glazed window to side.

Externally

Lawn area to front, gated access to side, lawn to side, lawn to rear and flagged patio to rear.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



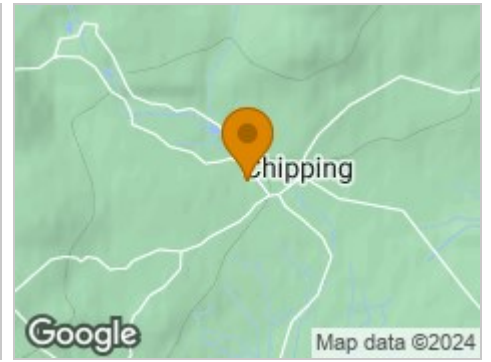
Road Map



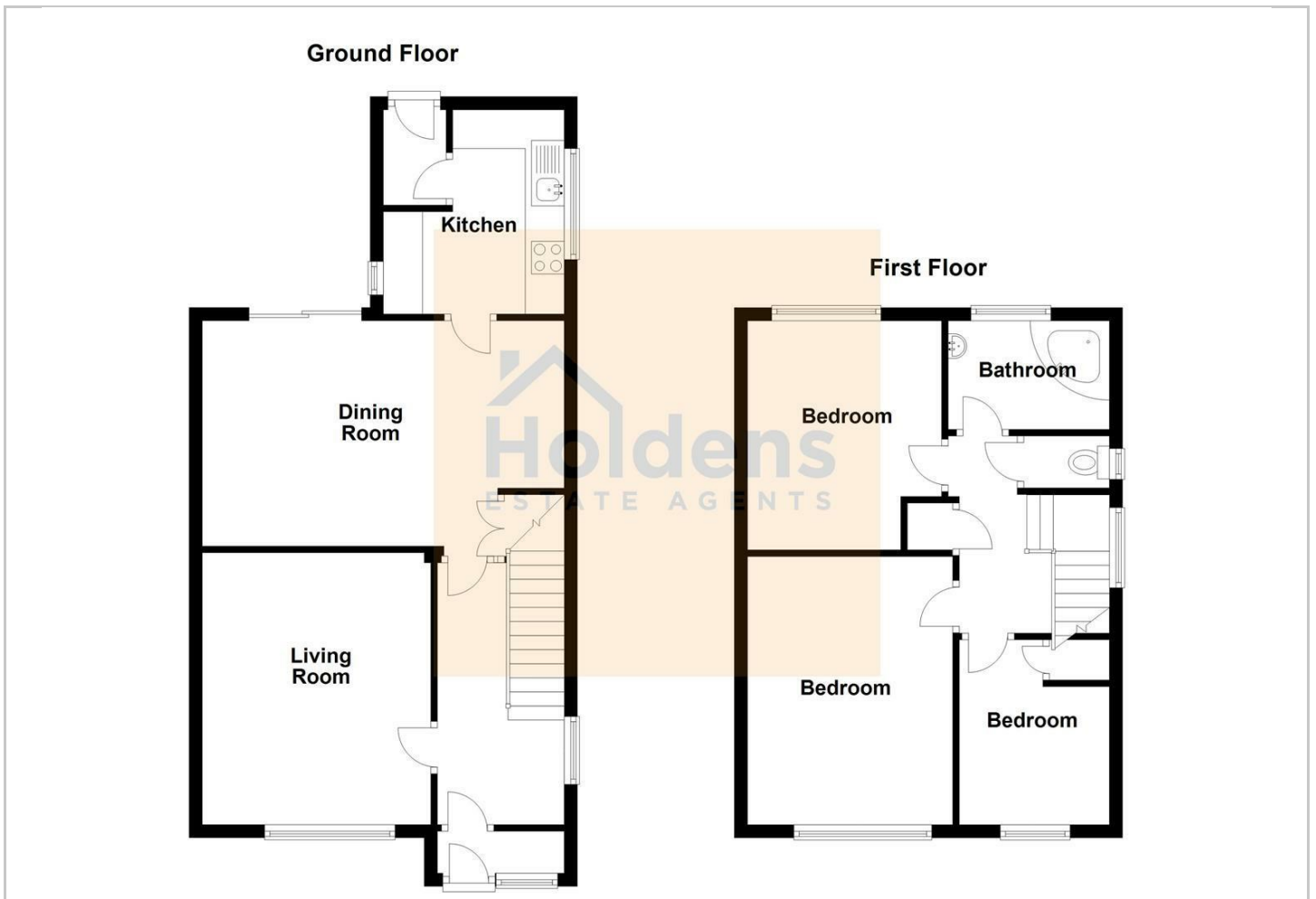
Hybrid Map



Terrain Map



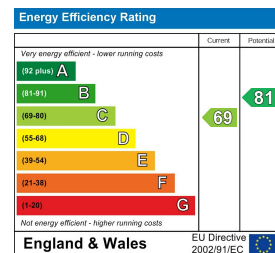
Floor Plan



Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Misdescriptions Act

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