



907 Whittingham Lane

Goosnargh, Preston, PR3 2AU



£499,950

We are delighted to introduce to the market this lovely four bedroom family home in the highly desirable village of Goosnargh. This lovely large property comprises of an entrance hall, three spacious reception rooms, a family kitchen, utility and downstairs wc. On the back of the property there is a lovely bright orangery looking out onto a large rear garden. Upstairs there are four bedrooms, one with en suite and a family bathroom. Outside the front of the property there is a double entrance driveway providing ample off road parking. There is also a garage with power and lighting. This really is a fantastic opportunity for someone to really put their own stamp on this property and make it a truly special family home. Council tax band F. EPC Rating F.





GROUND FLOOR

Entrance Hallway

Double glazed front door with window, radiator, access into living room and snug, downstairs WC, stairs to the first floor.

Downstairs WC

uPVC double glazed window to the front, WC, basin with storage, laminate floor, radiator.

Living Room

21'11" x 11'11" (6.682 x 3.639)

uPVC double glazed window to the front and side, electric fire, two radiators, double doors through to the dining room.

Dining Room

12'0" x 8'9" (3.659 x 2.686)

Laminate floor, radiator, door into the kitchen, uPVC double glazed sliding door through to the Orangery.

Orangery

11'11" x 9'7" (3.655 x 2.935)

uPVC double glazed windows and French doors, uPVC lantern skylights, downlights, tiled floor, underfloor heating.

Kitchen

12'9" x 11'10" (3.909 x 3.615)

Wall and base units, electric hob, fitted double oven and microwave, extractor, integrated fridge/freezer and dishwasher, Quartz worktops, stainless steel double sink with drainer, Karndean flooring, uPVC double glazed window to the rear, downlights, door into the utility.

Utility

11'10" x 7'5" (3.628 x 2.273)

Wall and base units, stainless steel sink with drainer, Quartz worktops, tall radiator, uPVC door with glass panels, window to the rear, downlights, access into a rear porch and snug.

Snug

18'10" x 11'10" (5.755 x 3.622)

uPVC double glazed window to the front and side, living flame gas fire, laminate floor.

FIRST FLOOR

Landing

Access into four bedrooms and bathroom, loft access, airing cupboard.

Bedroom 1

27'1" x 12'0" (8.276 x 3.672)

uPVC double glazed window to the front and rear, range of fitted furniture, radiator.

Bedroom 2

18'2" x 11'9" (widest) (5.546 x 3.601 (widest))

uPVC double glazed window to the front, range of fitted furniture including fitted wardrobes, ensuite, radiator.

Ensuite

8'0" x 4'11" (widest) (2.442 x 1.515 (widest))

Shower, basin with pedestal, WC, radiator, downlights.

Bedroom 3

10'2" x 14'3" (3.119 x 4.364)

uPVC double glazed window to the front, fitted wardrobes, radiator.

Bedroom 4

11'9" x 9'0" (3.591 x 2.745)

uPVC double glazed window to the rear, radiator.

Bathroom

9'0" x 8'9" (2.767 x 2.684)

Bath, shower, WC, basin with vanity, tiling to walls, uPVC double glazed window to the rear, downlights.

EXTERNALLY

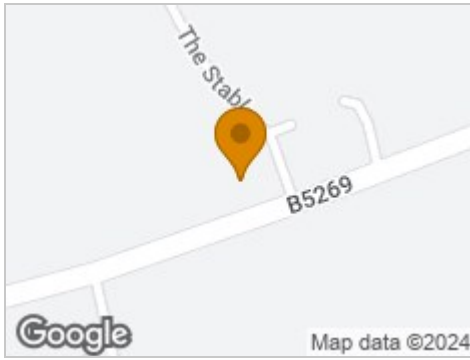
Block paved double entrance driveway, lawn to the front, gated access to the side, garage with up and over door, power and lighting, Indian stone flagged patio area and lawn to the rear.

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



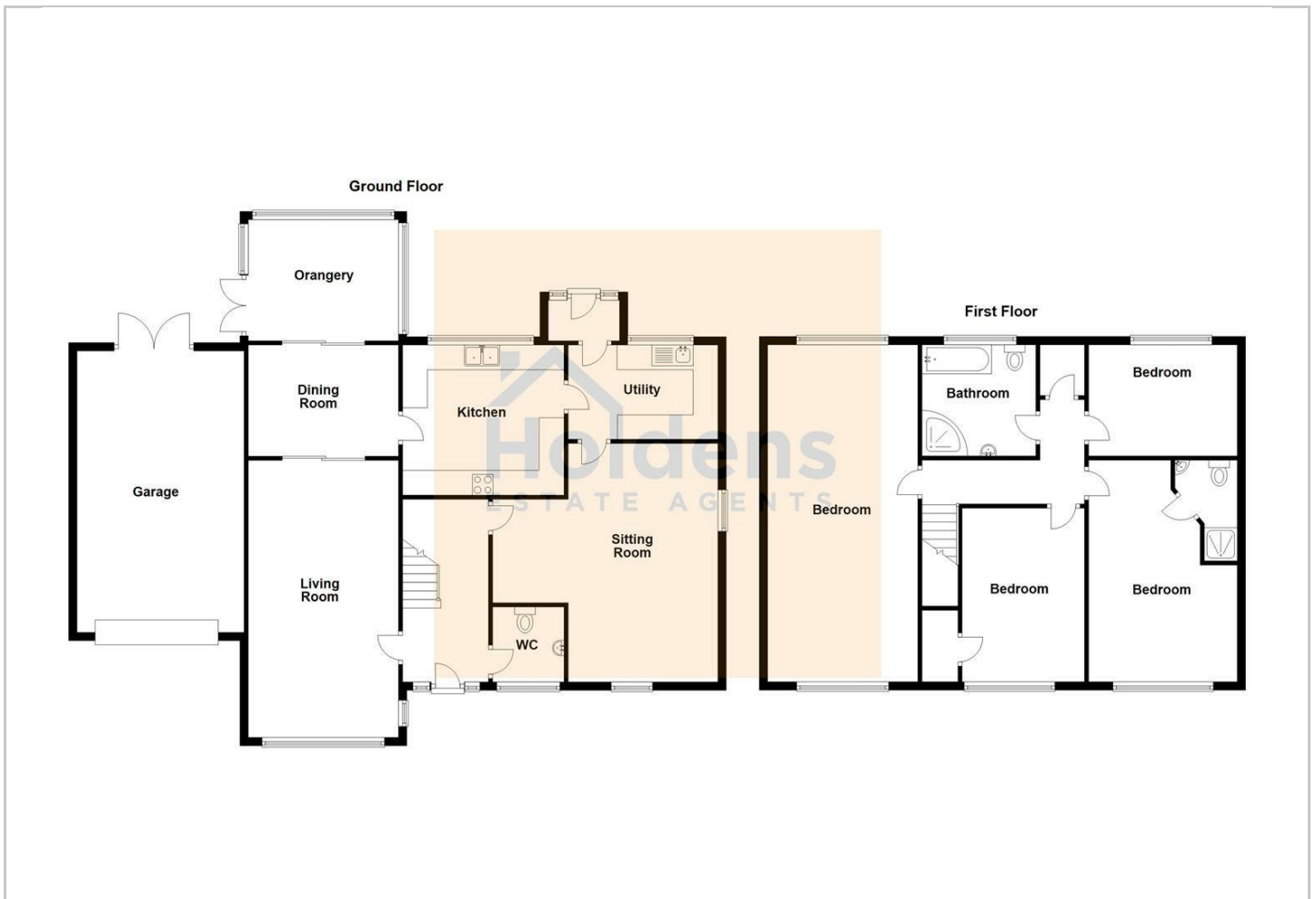
Hybrid Map



Terrain Map



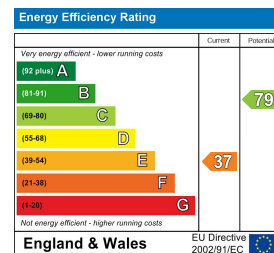
Floor Plan



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



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