



816 Whittingham Lane

Goosnargh, Preston, PR3 2AY



£319,950

A very impressive semi-detached home offering spacious family accommodation. Located close to local amenities, transport links and good schools this lovely home will appeal to a wide range of buyers. The accommodation comprises of an entrance hallway, living room with wood burner, ideal for those cosy winter evenings, moving through to a modern kitchen/diner and a living/dining area with French doors opening up onto a rear patio and garden. Rear hallway, utility, WC. Three bedrooms and a family bathroom. To the front of the property there is ample off road parking and a detached garage. In the garden is a summer house/office with power and lighting which could be used for numerous purposes. Adjoining open fields to the rear. Gas central heating, double glazed. Well presented. Freehold. Council tax Band D.





GROUND FLOOR

Entrance Hallway

Double glazed composite front door with uPVC double glazed window to side, radiator, access into living room and stairs to first floor.

Living Room

14'3" x 13'11" (4.351m x 4.248m)

uPVC double glazed window to front and side, log burner with stone flagged hearth, radiator, door through to kitchen diner.

Kitchen/Diner

17'7" x 9'8" (5.369m x 2.966m)

Wall and base units, four ring induction hob, double oven, extractor, stainless steel sink with drainer, tiled splashback, integrated fridge, freezer and dishwasher, downlights, uPVC double glazed window to side, under stairs storage, radiator, open through to living dining extension.

Living/Dining area

18'6" x 11'2" (5.651m x 3.423m)

uPVC double glazed French doors and windows to rear, Velux skylight, downlights, radiator, door into rear hallway.

Rear Hallway

uPVC double glazed door and window to side, access into downstairs WC and utility.

Utility

7'7" x 4'8" (2.332m x 1.424m)

Units, space for washer and dryer, radiator, uPVC double glazed window to side, downlights.

WC

5'11" x 4'8" (1.809m x 1.425m)

WC, basin with pedestal, radiator, uPVC double glazed window to rear.

FIRST FLOOR

Landing

Access into three bedrooms and bathroom, loft access.

Bedroom 1

13'11" x 10'10" (4.246m x 3.320m)

uPVC double glazed window to front and side, radiator, cast iron feature fireplace.

Bedroom 2

10'1" x 9'8" (3.087m x 2.955m)

uPVC double glazed window to rear and side, radiator.

Bedroom 3

8'5" x 6'5" (2.572m x 1.973m)

uPVC double glazed window to front, radiator.

Bathroom

7'1" x 6'4" (2.175m x 1.933m)

P shaped bath with overhead shower and screen, WC, basin with vanity, tall radiator, tiled walls, uPVC double glazed window to rear.

EXTERNALLY

Driveway to front providing off-road parking for multiple vehicles, gated access to side, detached garage with power and lighting, Indian stone flagged patio and lawn to rear, summer house/office to rear with power and lighting.

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



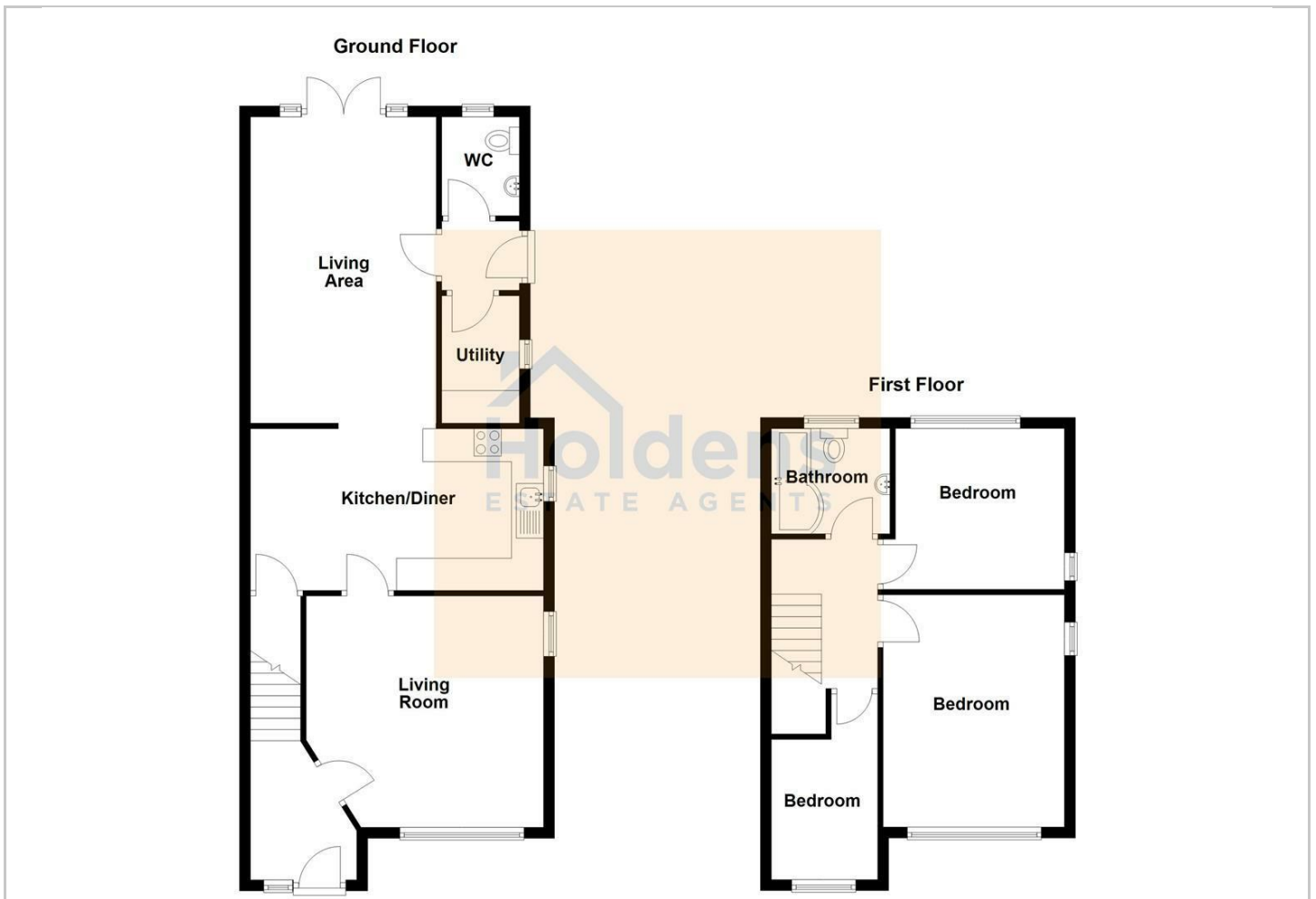
Hybrid Map



Terrain Map



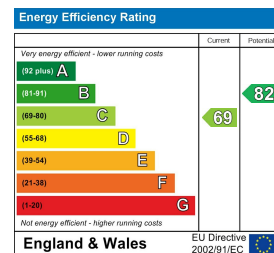
Floor Plan



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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