



## 16 Highgate

Goosnargh, Preston, PR3 2BX

£249,950



A well presented semi-detached property in the sought after village of Goosnargh. A great location for a young family looking for local schools and making use of all the facilities the village has to offer. Two reception rooms, kitchen, three bedrooms, bathroom, attic room. Two bedrooms benefit from fitted furniture. Front garden. Driveway parking for several vehicles leads to the detached garage and rear garden. Gas central heating is installed and double glazing fitted. A super family home. Council Tax Band C. EPC rating .







## GROUND FLOOR

### Entrance Hallway

uPVC double glazed door to front and window to side, radiator, access into kitchen and living room, stairs to first floor, under stairs storage.

### Living Room

10'3" x 16'0" (3.142m x 4.885m)

Wall mounted electric fire, uPVC double glazed window to front, radiator, access into dining area.

### Dining Area

9'2" x 7'8" (2.818m x 2.352m)

uPVC double glazed French doors to rear, radiator.

### Kitchen

8'7" x 8'3" (2.641m x 2.533m)

Wall and base units, four ring electric hob, oven, extractor, integrated dishwasher, integrated fridge, stainless steel one and a half bowl sink with drainer, tiled, splashback, tiled floor, downlights, uPVC double glazed window to rear and door to side, under stairs storage with shelving and plumbing for washing machine.

## FIRST FLOOR

### Landing

Access into three bedrooms and bathroom, uPVC double glazed window to side, radiator, stairs to second floor.

### Bedroom 1

14'0" x 9'11" (4.281m x 3.041m)

Range of fitted furniture, uPVC double glazed window to front, radiator.

### Bedroom 2

8'10" x 8'1" (2.715m x 2.470m)

Fitted wardrobes, uPVC double glazed window to rear, radiator.

### Bedroom 3

8'8" x 6'3" (2.644m x 1.927m)

uPVC double glazed window to front, radiator, over stairs storage.

### Bathroom

8'1" x 8'7" (2.472m x 2.634m)

Bath with overhead shower and screen, basin with vanity, WC, tiled walls, tiled floor, radiator, uPVC double glazed window to rear.

### Attic Room

16'3" x 8'11" (4.978m x 2.736m)

Double glazed Velux window, two radiators.

## EXTERNALLY

Lawn area to front, driveway providing off-road parking, access to side, garage with up and over door, power and lighting, flagged patio and lawn area 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



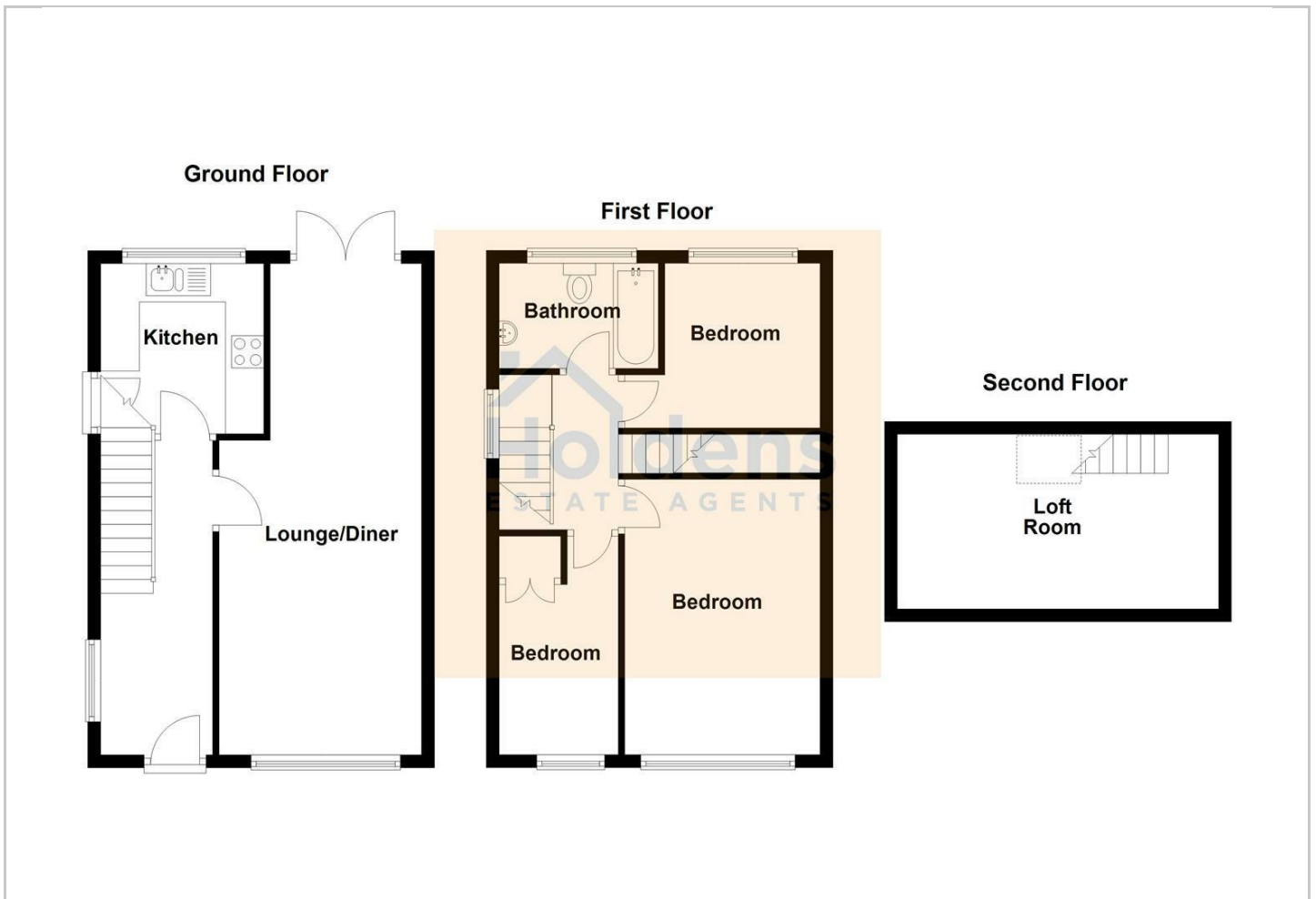
## Hybrid Map



## Terrain Map



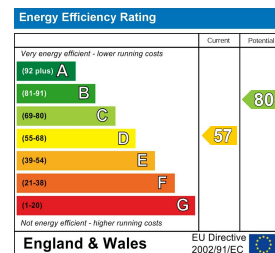
## Floor Plan



## 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



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