



## 8 Sea View Inglewhite Road

Goosnargh, Preston, PR3 2EB



**£380,000**

COTTAGE AND LAND - A lovely cottage situated in the beautiful countryside on the edge of Longridge. Quiet and peaceful and still in close proximity of the towns amenities. The cottage comprises of two reception rooms, breakfast kitchen, three bedrooms, bathroom. Enclosed lawned front garden, enclosed flagged rear yard, boiler room, parking for two/three cars. Oil fired central heating, mains electric, mains water, septic tank. Potential to extend the property subject to planning permission. Freehold. Council Tax Band B. Just under half of an acre of land to the rear.







## GROUND FLOOR

Composite front door.

### Entrance Vestibule

Glazed door into hallway, laminate floor.

### Hallway

Continuation of laminate floor, radiator, door into lounge and dining room.

### Lounge

12'10" x 12'9" (3.924m x 3.910m)

Continuation of laminate floor, fireplace with multi-fuel stove on a flagged hearth and beam over, radiator, coving, uPVC window to front.

### Dining Room

12'11" x 12'10" (3.960m x 3.922m)

Inglenook fireplace with multi-fuel stove set on a stone flagged hearth, radiator, meter cupboard, uPVC double glazed window enjoying superb views across fields and beyond, open to the Breakfast Kitchen.

### Breakfast Kitchen

Wall and base units, worktops, integrated fridge/freezer, electric oven and hob, extractor fan, Belfast style sink with mixer tap, tiled splashbacks, plumbed for washer. Breakfast bar, worktop, cupboards below. Tall radiator, laminate flooring, uPVC double glazed window enjoying superb views across open fields and beyond, uPVC double glazed door to rear.

## FIRST FLOOR

Split level landing.

### Bedroom 1

16'4" (widest) x 12'11" (4.984m (widest) x 3.938m)

Two radiators, two uPVC double glazed windows to the front elevation enjoying open views across fields.

### Bedroom 2

12'10" x 10'4" (3.930m x 3.169m)

Radiator, uPVC double glazed window enjoying a pleasant view across open fields and beyond.

### Bedroom 3

6'7" x 6'1" (2.024m x 1.867m)

Radiator, uPVC double glazed window to rear.

### Bathroom

Bath with tap shower fitting, WC, pedestal basin, heated towel rail, laminate flooring, partly tiled walls, uPVC double glazed window.

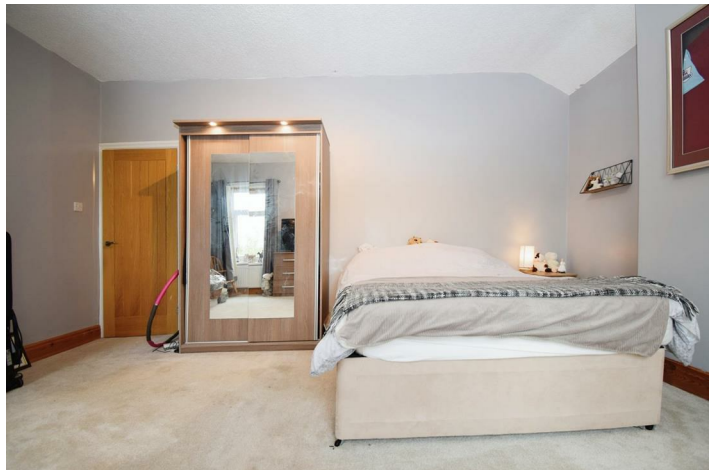
## EXTERNALLY

To the front and side there is a lawned garden and pathways. To the rear there is a flagged yard area. BOILER ROOM: Housing the boiler. Also to the rear there is parking for 2/3 cars, electric, oil tank. There is a plot of land which is approximately just under half of an acre.

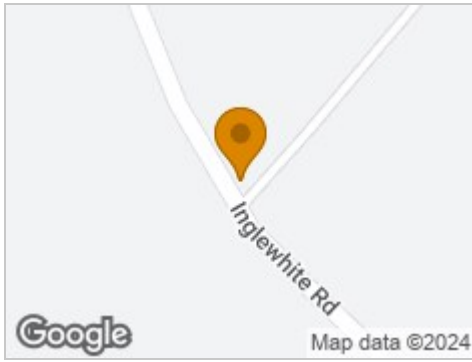
## PROPERTY MISDESCRIPTIONS ACT

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



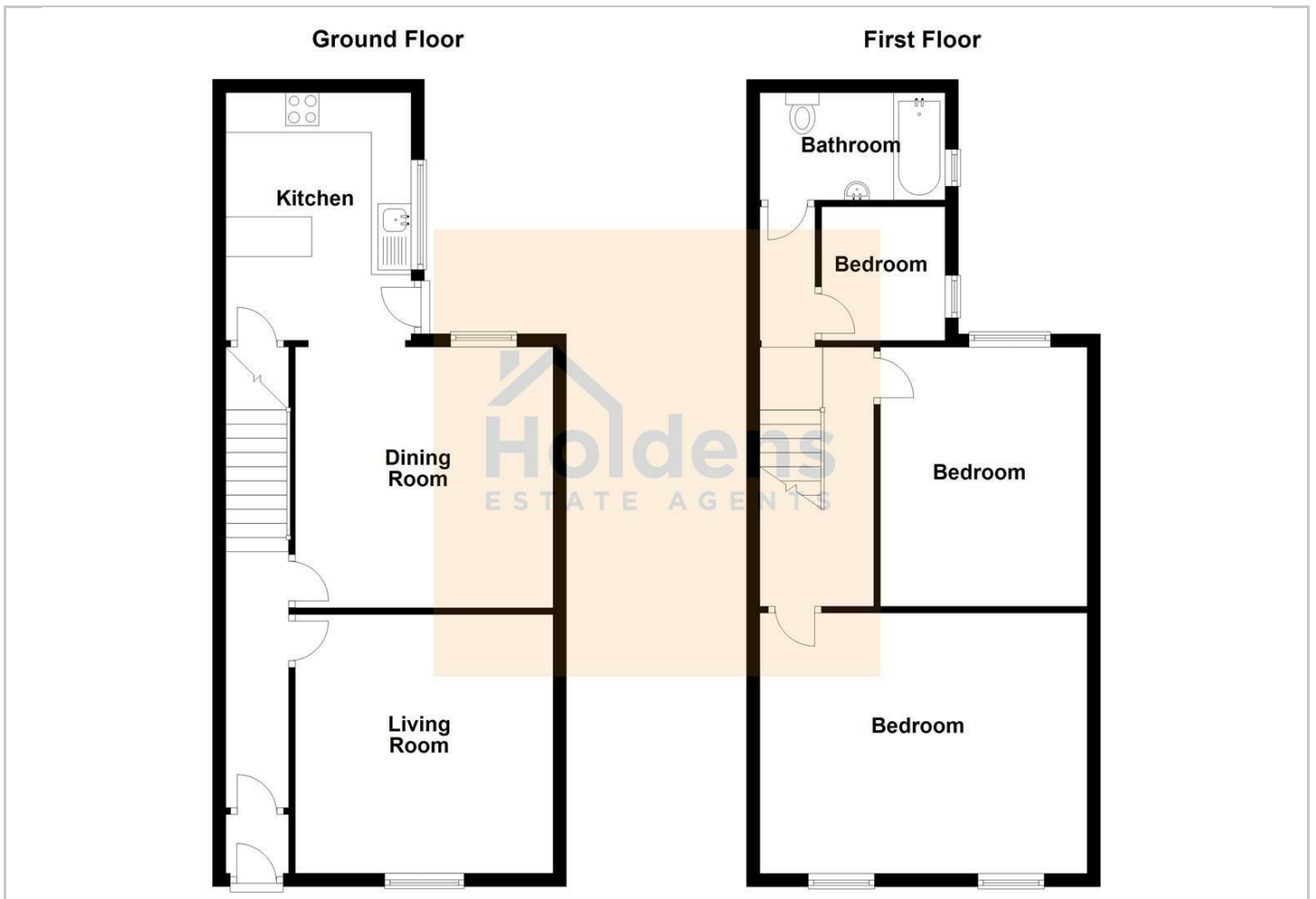
## Hybrid Map



## Terrain Map



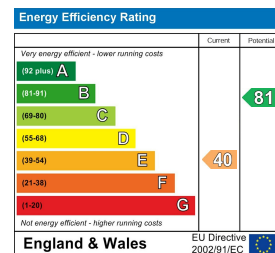
## Floor Plan



## 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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