



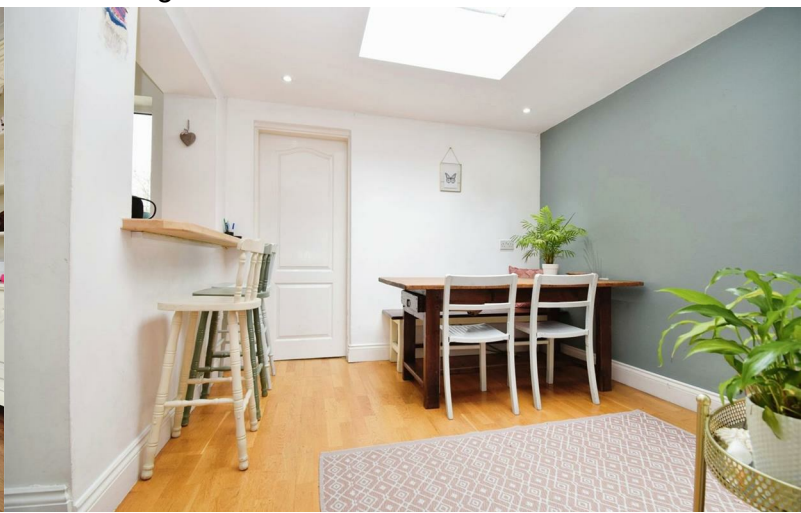
27 Churchgate

Goosnargh, Preston, PR3 2BD

£344,950



We are delighted to introduce to the market this lovely four bedroomed link detached family home in the heart of the village of Goosnargh. The property comprises of an entrance hallway which leads to a large inviting living room, kitchen, dining room, utility, snug, downstairs bedroom and wc. Up the stairs there are a further three double bedrooms and a family bathroom. Through the living room double doors lead out onto a private rear garden, an ideal space for children to play or to sit and relax on a summers evening. Bright and airy throughout this lovely spacious property would make an ideal family home. Ample space at the front of the property provides off road parking for multiple vehicles. Viewing is essential to fully appreciate all this lovely property has to offer. EPC rating. Council Tax band D.





GROUND FLOOR

Entrance Hallway

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

Downstairs WC

7'8" x 3'4" (2.360 x 1.020)

WC, basin, meter cupboard, tiled splashback, uPVC double glazed window to front, towel radiator.

Living Room

16'9" x 24'3" (widest) (5.117 x 7.398 (widest))

uPVC double glazed sliding door to rear, uPVC double glazed window to front and side, laminate floor, two radiators.

Kitchen

15'3" x 9'6" (4.6565 x 2.903)

Five ring gas oven, stainless steel sink with drainer, uPVC double glazed window to rear, larder unit, open through to dining area.

Dining Area

9'9" x 9'4" (2.975 x 2.865)

Skylight, wooden flooring, access through to utility room and hobby room.

Hobby Room

9'5" x 11'0" (2.892 x 3.369)

uPVC double glazed windows and door, wooden flooring, radiator.

Utility

9'5" x 5'6" (2.888 x 1.692)

Wall and base units, space for washing machine and dryer, tiled floor, tall towel radiator, door through to downstairs bedroom.

Bedroom 4

16'9" x 9'4" (5.116 x 2.869)

uPVC double glazed window to front, seating area in front window, radiator.

FIRST FLOOR

Landing

uPVC double glazed window to side, laminate floor, loft access, access into three bedrooms and bathroom.

Bedroom 1

13'10" x 12'0" (4.225 x 3.682)

uPVC double glazed window to rear, radiator, laminate floor.

Bedroom 2

9'10" x 12'0" (3.013 x 3.670)

uPVC double glazed window to rear, radiator.

Bedroom 3

11'10" x 11'6" (3.612 x 3.516)

uPVC double glazed window to front, radiator.

Bathroom

8'8" x 8'9" (2.650 x 2.673)

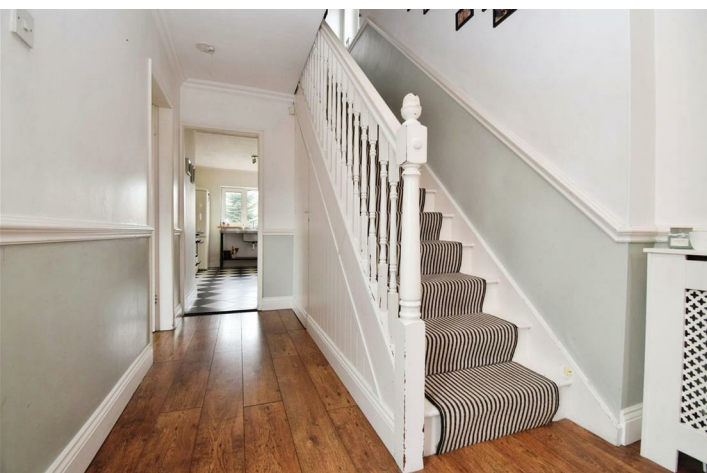
Freestanding roll top bath, shower, WC, basin with pedestal, chrome towel radiator, downlights, uPVC double glazed window to front.

EXTERNALLY

Driveway to front providing off-road parking for multiple vehicles, gated access to side, flagged patio, gravel area, and lawn 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



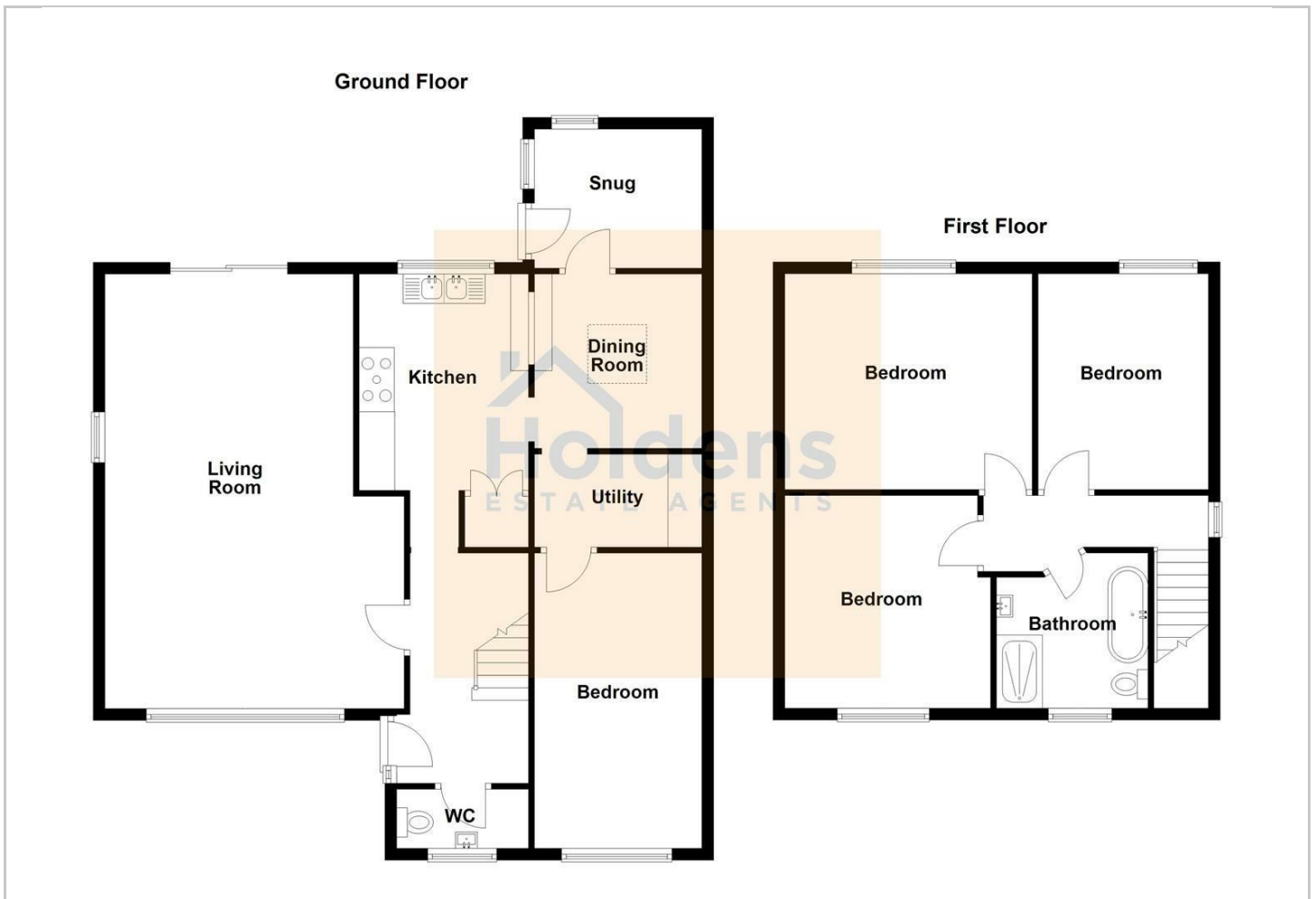
Hybrid Map



Terrain Map



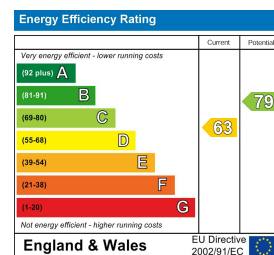
Floor Plan



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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