



31 Kirklands

Chipping, Preston, PR3 2GN



£229,950

Holdens welcome to the market this well presented semi detached home in the lovely village of Chipping. Close to the countryside it offers many peaceful walking opportunities right on your doorstep. Great pubs, restaurants, shops, schools and a wonderful community feel are but a few benefits of living in this lovely area. The property comprises of: entrance hallway, living room, kitchen/diner backing onto a peaceful private rear garden ideal for sitting in and relaxing. Also downstairs there is a utility room and a WC. Up the stairs to the first floor there are three bedrooms and a family bathroom and on the second floor there is another bedroom. Viewing is essential to fully appreciate all this lovely property has to offer. Council tax band C. EPC Rating E.





GROUND FLOOR

Entrance Hallway

uPVC double glazed front door, uPVC double glazed window to side, radiator, meter cupboard, stairs to first floor, understairs storage area, door to living room, door to kitchen, vinyl laminate flooring.

Living room

13'6" x 11'5" (4.130m x 3.490m)

uPVC double glazed window to front, Vinyl laminate flooring, log burner, radiator.

Kitchen/Diner

18'3" x 11'9" (5.569m x 3.587m)

Wall and base units, Beech worksurfaces, Island/breakfast bar, double width oven/grill, five ring gas hob, extractor, stainless steel splash back, built-in units over bar, engineered Oak floor, radiator, uPVC double glazed French doors to rear, wood burner, uPVC double glazed window to side, uPVC double glazed door to utility room, one and a half stainless steel sink unit and drainer, built-in dishwasher.

Utility

8'9" x 6'0" (2.676m x 1.849m)

Built-in storage, cupboard housing the boiler, worksurface with plumbing below, uPVC double glazed window to side, uPVC double glazed door to side, door to WC, opening into storage room.

WC

5'2" x 2'4" (1.589m x 0.730m)

uPVC double glazed window to rear, WC, built-in shelf.

FIRST FLOOR

Landing

uPVC double glazed window to side on stairs, doors to airing cupboard, doors to bedrooms, shower room and WC, stairs to second floor.

Bedroom 1

7'8" x 6'11" (2.352m x 2.111m)

uPVC double glazed window to front, radiator, built-in wardrobe, built-in shelf.

Bedroom 2

13'6" (max) x 10'3" (4.136m (max) x 3.148m)

uPVC double glazed window to front, radiator.

Bedroom 3

10'1" x 9'8" (3.080m x 2.970m)

uPVC double glazed windows to rear, radiator, built-in shelves, built-in wardrobe.

Shower Room

8'2" x 5'5" (2.494m x 1.660m)

uPVC double glazed window to side, radiator, shower cubicle, table top sink with drawers, tiled floor, wall mounted mirror.

SECOND FLOOR

Attic Room

16'7" x 15'2" (5.080m x 4.646m)

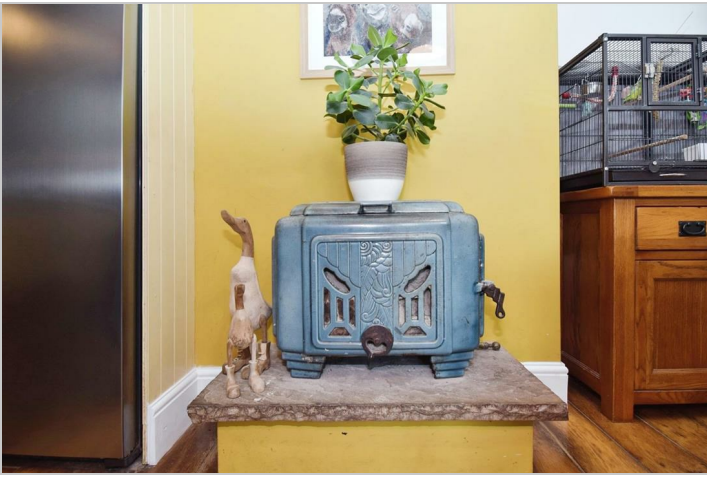
uPVC double glazed window to side, radiators, access to eaves storage, built-in wardrobe.

EXTERNALLY

To the front there are two small lawns, hedge and wall boundaries, flowers beds and tree. To the rear there is a raised lawn, patio area, shed, hedge boundary all round.

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



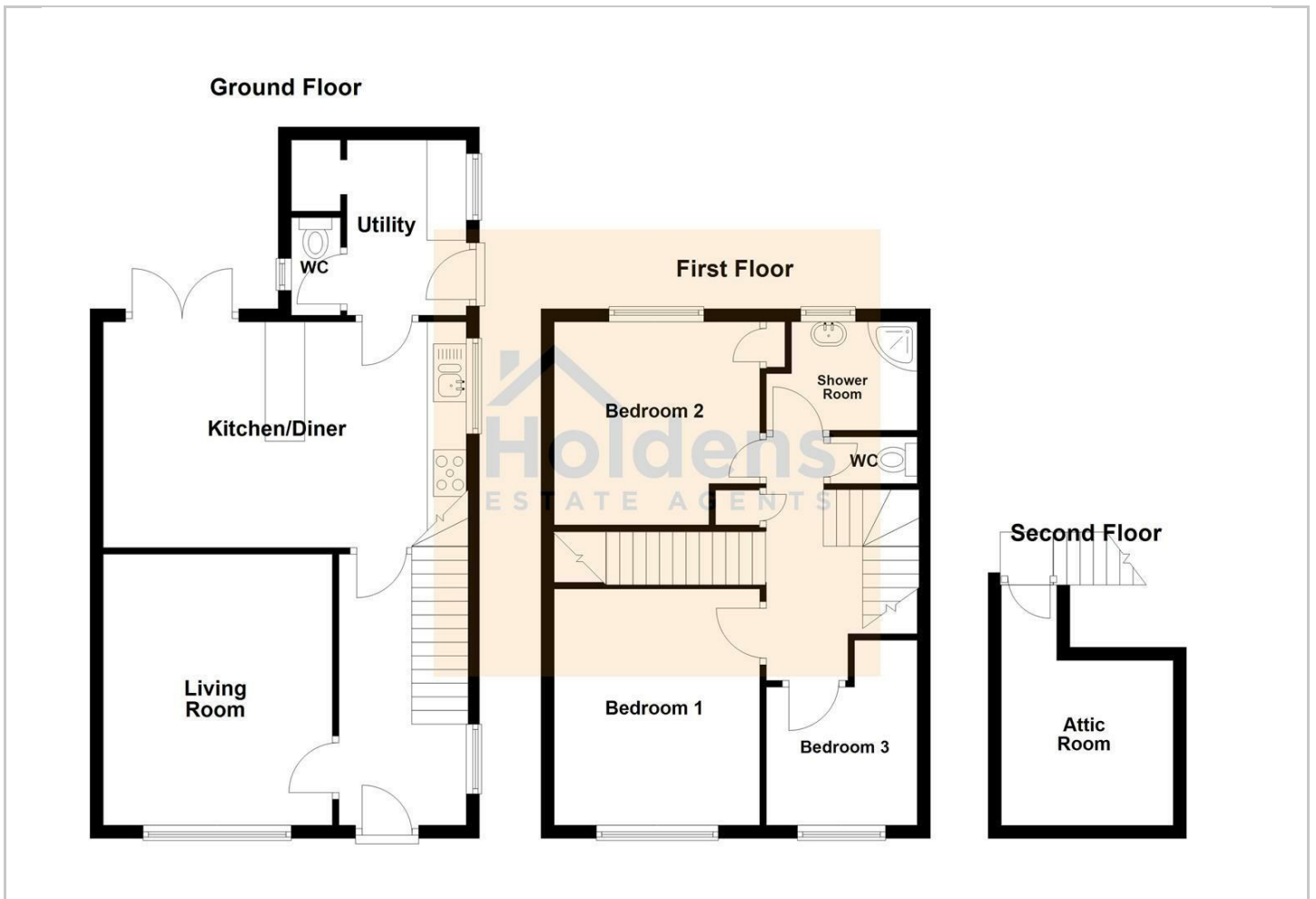
Hybrid Map



Terrain Map



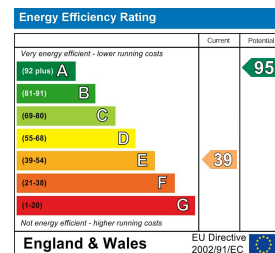
Floor Plan



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.