



## 843 Whittingham Lane

Goosnargh, Preston, PR3 2AX



**£285,000**

Offered with NO CHAIN. A detached two storey bungalow now ready for some improvements. This is a super family home offering spacious accommodation with ample driveway parking and generous rear garden. The spacious accommodation comprises of: ground floor, three reception rooms, kitchen, three bedrooms, shower room. First floor, two bedrooms, study area, WC. The property is in a very popular lovely village of Goosnargh with shops, pubs, restaurants on the doorstep and excellent motorway access. This property won't be around long so book an early viewing to avoid disappointment. Tenure to be confirmed. Council Tax Band D.







## GROUND FLOOR

### Side Entrance

uPVC double glazed door into hallway, hallway leads to the shower room, kitchen, living room, sitting room, three bedrooms, study, radiator.

### Shower Room

8'2" x 6'4" (2.493m x 1.937m)

uPVC double glazed window to side, radiator, sink with pedestal, WC, shower cubicle, built-in shelves, wall mounted cabinet, mirrored cabinet, down lights, tiled walls, Vinyl flooring.

### Kitchen

14'8" x 12'0" (4.474m x 3.663m)

uPVC double glazed door to rear, uPVC double glazed window to rear, two uPVC double glazed windows to side, wall and base units, work surfaces, mini island with cupboards, built-in table, double oven and grill, four plate hob, wall mounted boiler, tiled splashbacks, stainless steel sink with double drainer, washing machine, dryer, dishwasher, Vinyl flooring, radiator.

### Dining Room

15'7" x 9'11" (4.767m x 3.029m)

uPVC double glazed window to rear, radiator, feature fireplace with electric fire.

### Bedroom

12'4" x 12'3" (3.781m x 3.746m)

uPVC double glazed window to rear and side, radiator.

### Bedroom

7'11" x 7'10" (2.433m x 2.405m)

uPVC double glazed window to side, radiator, high internal windows to hallway.

### Bedroom

13'6" x 12'3" (4.132m x 3.741m)

uPVC double glazed windows to front, radiator, wardrobes, cupboards, desk with drawers.

### Living Room

14'11" x 9'11" (4.560m x 3.034m)

uPVC double glazed door and windows to front, radiator, stairs to first floor.

### Front Living Room

14'7" x 12'0" (4.448m x 3.666m)

uPVC double glazed windows to front and side, fireplace with electric fire, radiator.

## FIRST FLOOR

### Landing

Leads to the bedrooms and study area.

### Bedroom

12'4" x 10'7" (3.770m x 3.236m)

uPVC double glazed windows to side, radiator, built-in wall mirror, built-in wardrobes and vanity table with mirror.

### Study area

9'9" x 9'0" (2.997m x 2.754m)

Velux double glazed sky light window, access to eaves, door to bedroom, door to WC.

### WC

5'7" x 4'11" (1.709m x 1.519m)

Sink with cupboard, WC, wall mounted mirror.

### Bedroom

11'8" x 9'11" (3.566m x 3.030m)

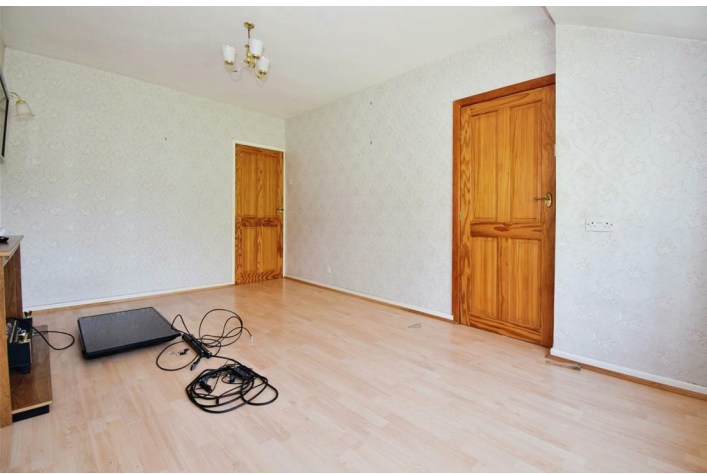
uPVC double glazed window to side, radiator, built-in wardrobe.

## EXTERNALLY

To the rear there is a patio area, good size lawn area, detached garage, two outhouses attached to garage, greenhouse with potential vegetable garden. To the front there is a lawn with two trees, ample driveway parking, fencing, wall and hedge.

## 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



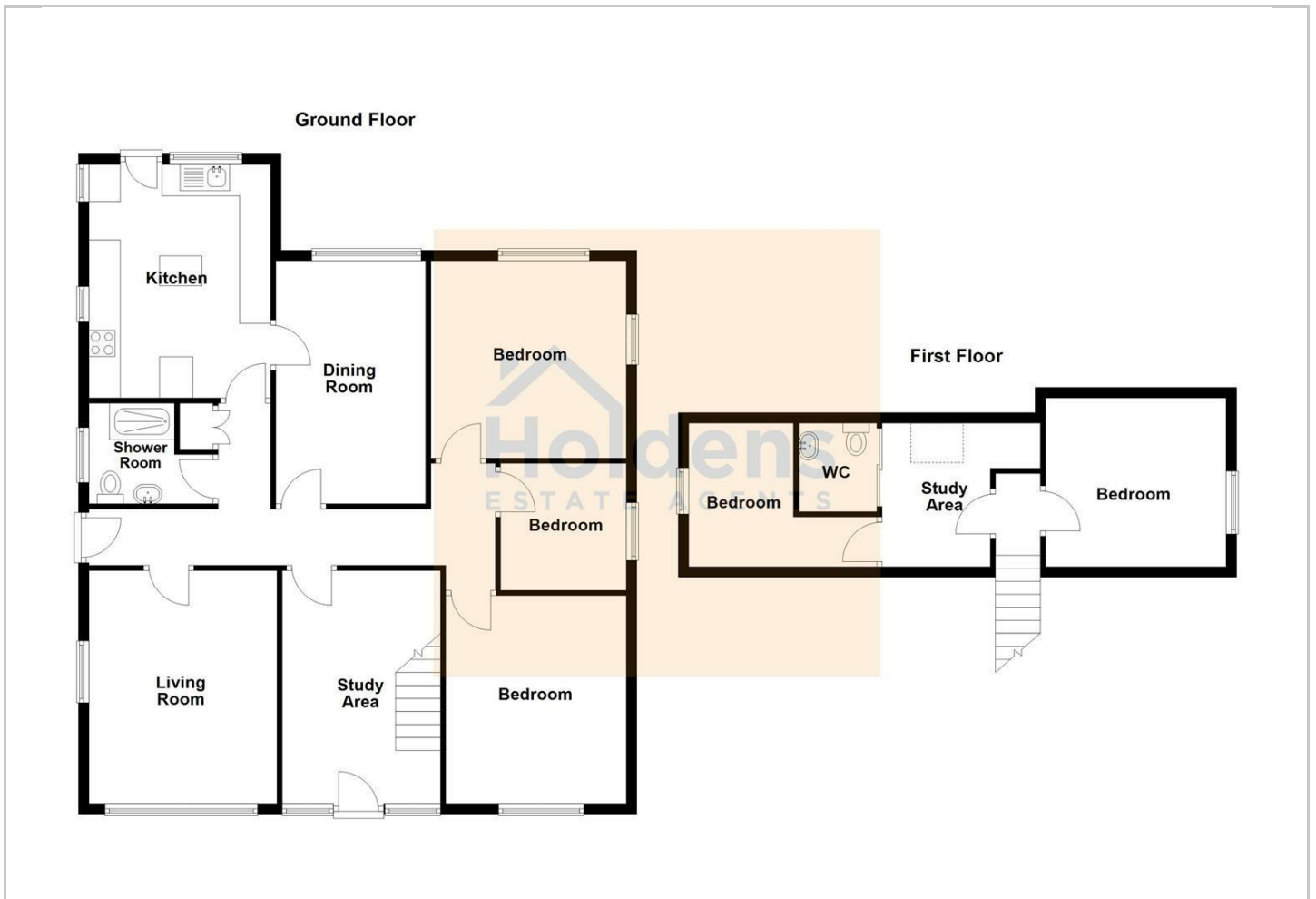
## Hybrid Map



## Terrain Map



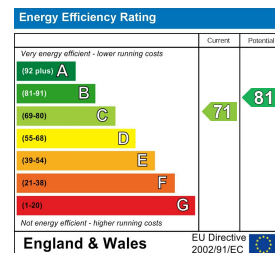
## Floor Plan



## 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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