



8 Kirklands

Chipping, Preston, PR3 2GN



£209,950

Welcoming to the market this three bed semi detached property in the rural location of Chipping. Close to many lovely countryside walks and village amenities this would make a lovely home for a wide range of buyers. This is an ideal opportunity for the right buyer to really put their own stamp on the property and truly make it their own. The property comprises of an entrance hall leading to a living room, dining room and kitchen, a utility and downstairs wc. Up the stairs there are three bedrooms and a family bathroom. To the front of the property there is a lovely lawn with surrounding flower beds, to the rear there is a lovely private garden with driveway access providing off road parking. Council tax band B. EPC Rating E.





GROUND FLOOR

Entrance

Enter into hallway, uPVC double glazed front door, uPVC double glazed Windows to side, stairs to first floor, door to living room, door to kitchen, electric radiator.

Living room

13'7" x 11'5" (4.144 x 3.491)

uPVC double glazed windows to front, fireplace with electric fire, two built-in shelves, opening into dining room.

Dining Room

9'6" x 11'4" (2.896 x 3.474)

uPVC double glazed Window to rear, electric radiator, two built-in shelves, door to kitchen.

Kitchen

8'5" x 11'10" (2.587 x 3.612)

uPVC double glazed windows to side, Wall and base units, work surfaces, double oven and grill, four ring electric hob and extractor, tiled splashback, one and a half bowl stainless steel sink and drainer, door to dining room, door to hallway and door to back porch.

Back porch

uPVC double glazed back door, vinyl floor, door to WC, door to utility room.

Utility room

8'10" x 6'11" (2.695 x 2.132)

uPVC double glazed window to side and rear, plumbing for washing machine, countertop, Belfast sink, vinyl floor, built-in shelves.

FIRST FLOOR

Landing

uPVC double glazed window to side on stairs, attic access, airing cupboard, door to WC, door to bathroom, doors to three bedrooms.

WC

2'8" x 4'4" (0.829 x 1.340)

uPVC double glazed window to side, WC

Bathroom

8'3" x 5'6" (2.522 x 1.686)

uPVC double glazed window to rear, bath, sink with pedestal, wall mounted mirror.

Bedroom 1

10'2" x 9'9" (3.104 x 2.996)

uPVC double glazed window to rear, electric radiator, built-in wardrobes.

Bedroom 2

13'5" x 10'4" (4.105 x 3.163)

uPVC double glazed window to front, electric radiator.

Bedroom 3

7'8" x 9'3" (2.359 x 2.825)

uPVC double glazed window, two Built-in cupboards with mounted mirror.

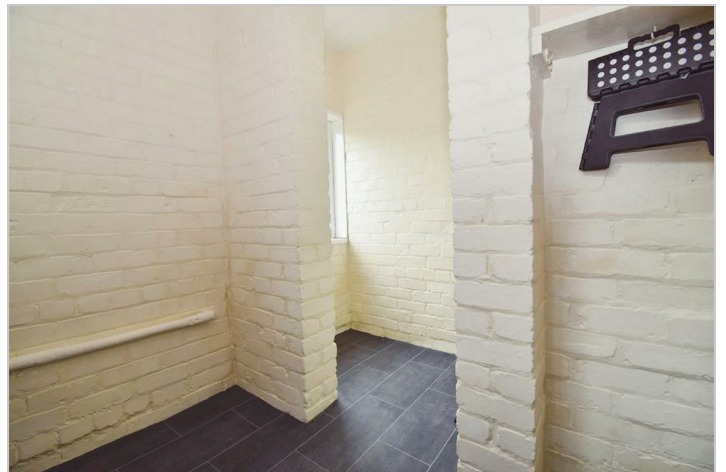
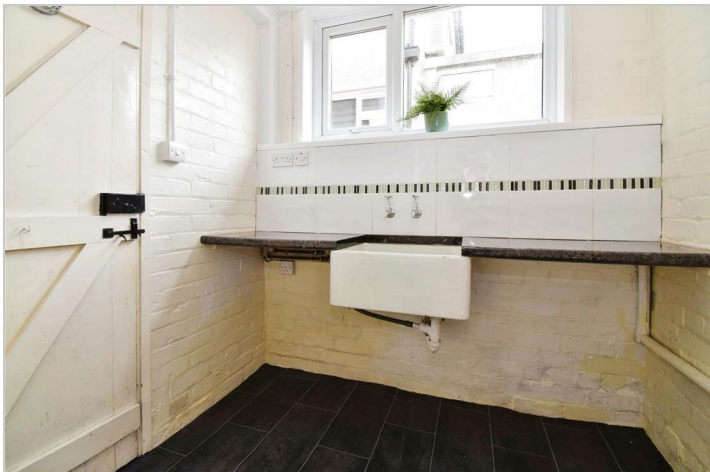
EXTERNAL

To the front- small lawn with flower bed surround and hedge to side, concrete path to the side around front to rear, fence and wall to side.

Rear- gated driveway, small lawn with rockery up the side, shed on flagged patio area, hedge to side and front fence to other side, patio area.

PROPERTY MISDESCRIPIONS 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.



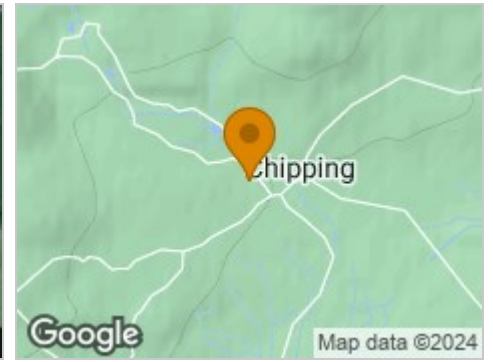
Road Map



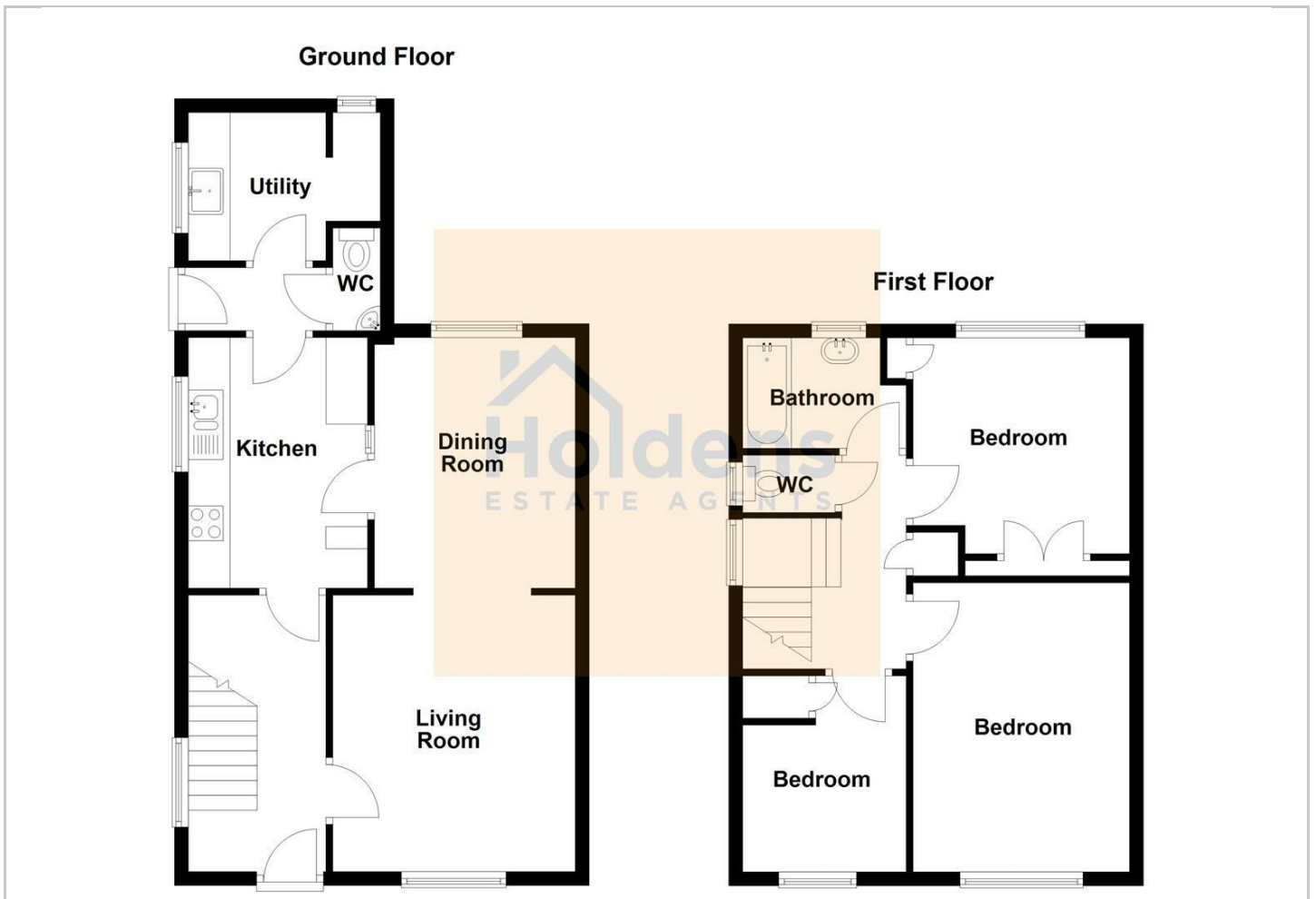
Hybrid Map



Terrain Map



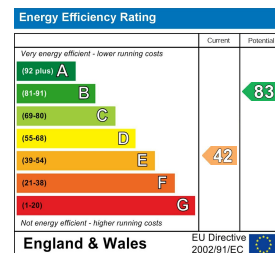
Floor Plan



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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