



## 5 Northgate

Goosnargh, Preston, PR3 2BB



**£209,950**

Holdens are pleased to bring to the market this semi detached true bungalow in the popular village of Goosnargh. Village facilities including restaurants, pubs, shops, parks, country walks and excellent motorway access. This lovely property would make an ideal home for a range of buyers. Ready to move into and with low maintenance outdoor areas front and back. The accommodation comprises of: entrance hallway, living room, kitchen, two bedrooms, modern shower room. To the front there is a gravelled area and ample off road parking, paved patio, gravelled area and garden border to the rear. Gas central heating, double glazed. Freehold. Council Tax Band C.





## GROUND FLOOR

### Entrance Hallway

uPVC double glazed front door via side of house, meter cupboard, built-in shelf, radiator, attic access, doors to bedrooms, living room, kitchen, shower room.

### Bedroom 2

10'11" x 8'10" (3.338m x 2.715m)

uPVC double glazed windows to front, radiator, fitted wardrobes.

### Living Room

15'11" x 10'11" (4.859m x 3.329m)

uPVC double glazed windows to front, fireplace with open fire, radiator.

### Bedroom 1

12'8" x 10'11" (3.871m x 3.332m)

uPVC double glazed window to rear, radiator, fitted open wardrobes and shelves.

### Kitchen

10'9" x 9'7" (3.301m x 2.940m)

uPVC double glazed windows to rear and side, uPVC double glazed door to rear, wall and base units, worksurfaces, space for washing machine and dishwasher, stainless steel sink and drainer, tiled splashbacks, radiator, double oven and grill, four ring gas hob with extractor,

### Bathroom

6'10" x 6'2" (2.091m x 1.890m)

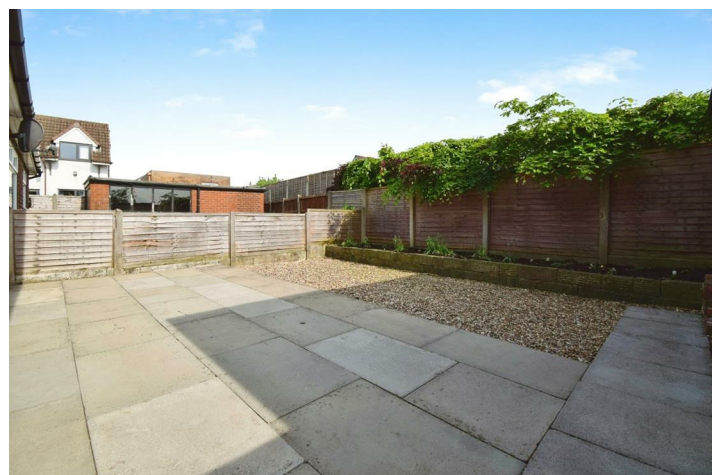
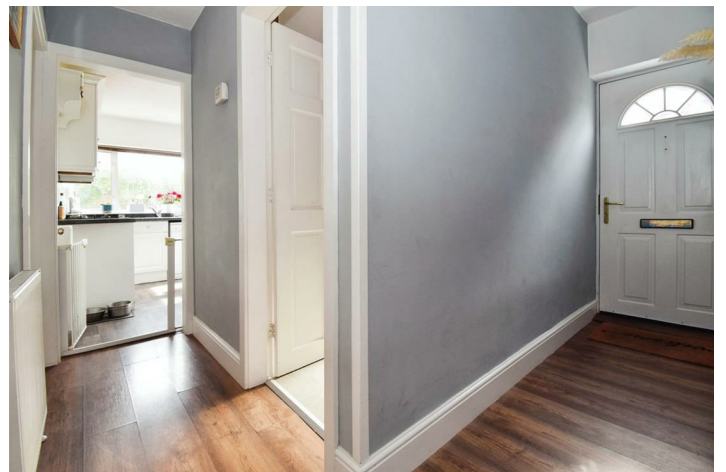
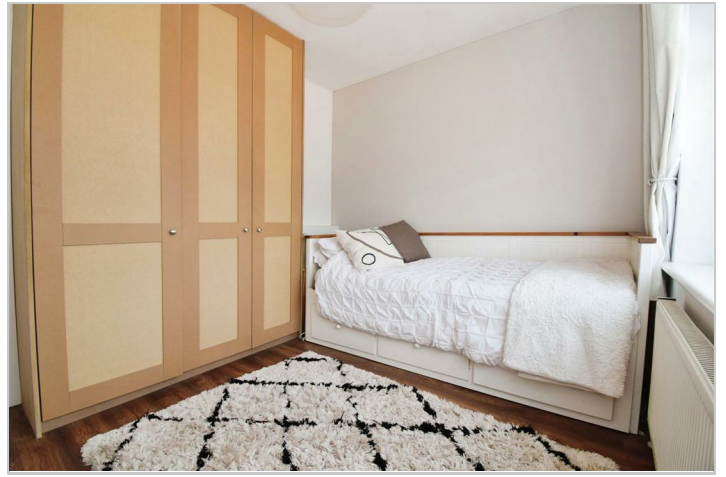
Wet room with shower, towel radiator, wall mounted sink, WC, uPVC double glazed window to side, down lights.

## EXTERNALLY

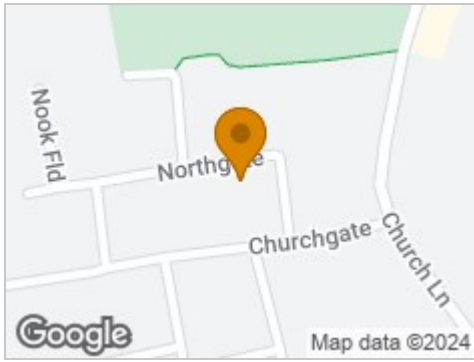
To the front there is a gravelled area, driveway with parking for several cars. To the rear there is a flagged patio, gravelled area, flower beds, fenced. DETACHED GARAGE: with electricity, gate to the side.

## 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



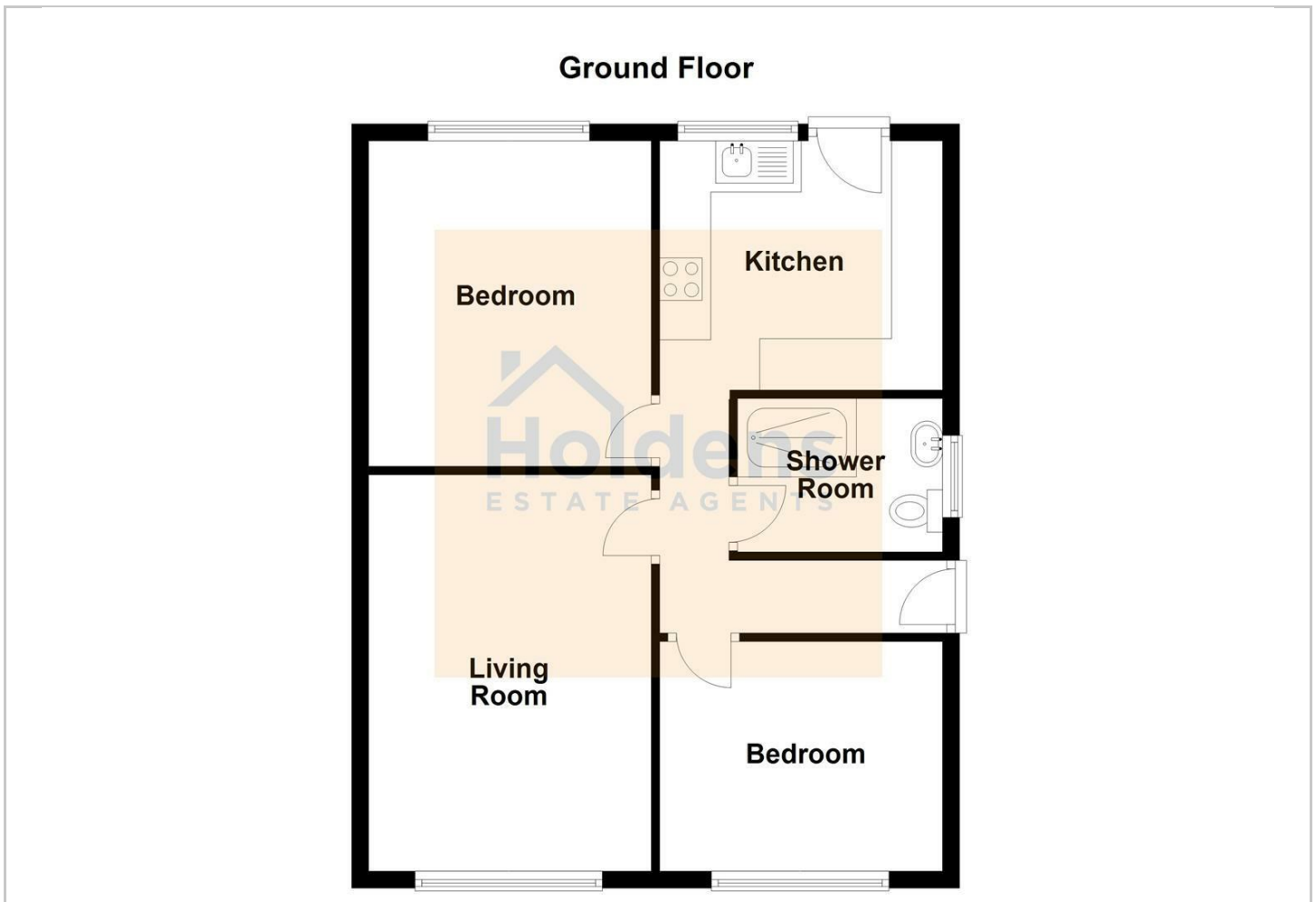
### Hybrid Map



### Terrain Map



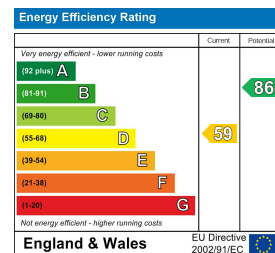
### Floor Plan



### 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



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