



2 Grindlestone Court Whittingham Lane

Whittingham, Preston, PR3 2AT



£158,950

With a lovely new bright modern kitchen is this two bedroom ground floor apartment set in a tranquil courtyard of mixed property types. Grindlestone Court is situated on Whittingham lane in the highly sought after rural village of Goosnargh. Ideally low maintenance and conveniently close to local village amenities. The property briefly comprises of an entrance hall, lounge/dining room, new modern kitchen, two bedrooms and a shower Room. To the rear is an enclosed private courtyard. There is a single garage and access to a lovely communal garden. Viewing is essential to fully appreciate all this lovely property has to offer. Call today to arrange your viewing. EPC Rating C. Council tax band B.





Entrance Hall

uPVC double glazed door, access into living room, two bedrooms, shower room, two storage cupboards, radiator.

Living/Dining room

16'9" x 9'11" (5.106 x 3.042)

uPVC double glazed window to the front, two radiators, access into kitchen.

Kitchen

8'5" x 7'4" (2.587 x 2.253)

Wall and base units, four ring electric hob, oven, extractor, stainless steel, one and a half bowl sink with drainer, tiled splashback, tiled floor, radiator, uPVC double glazed stable door and window.

Bedroom 1

11'6" x 9'10" (3.514 x 3.004)

uPVC double glazed window to the rear, radiator, storage cupboard housing Worcester Combi boiler.

Bedroom 2

7'11" x 7'1" (2.422 x 2.175)

uPVC double glazed window to the front, radiator.

Shower Room

9'10" x 5'0" (3.016 x 1.526)

Shower, basin with pedestal, tiled splashback, tiled floor, WC, radiator, uPVC double glazed window to the side.

EXTERNALLY

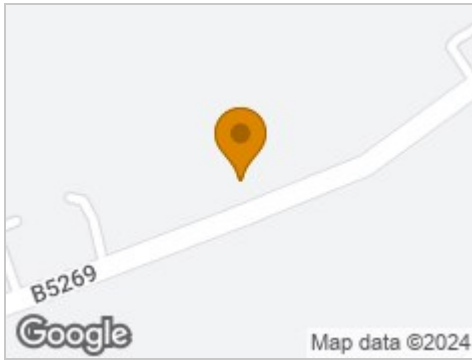
Private courtyard area with flags and gravel, gated access to the rear, garage with up and over door. Communal gardens.

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



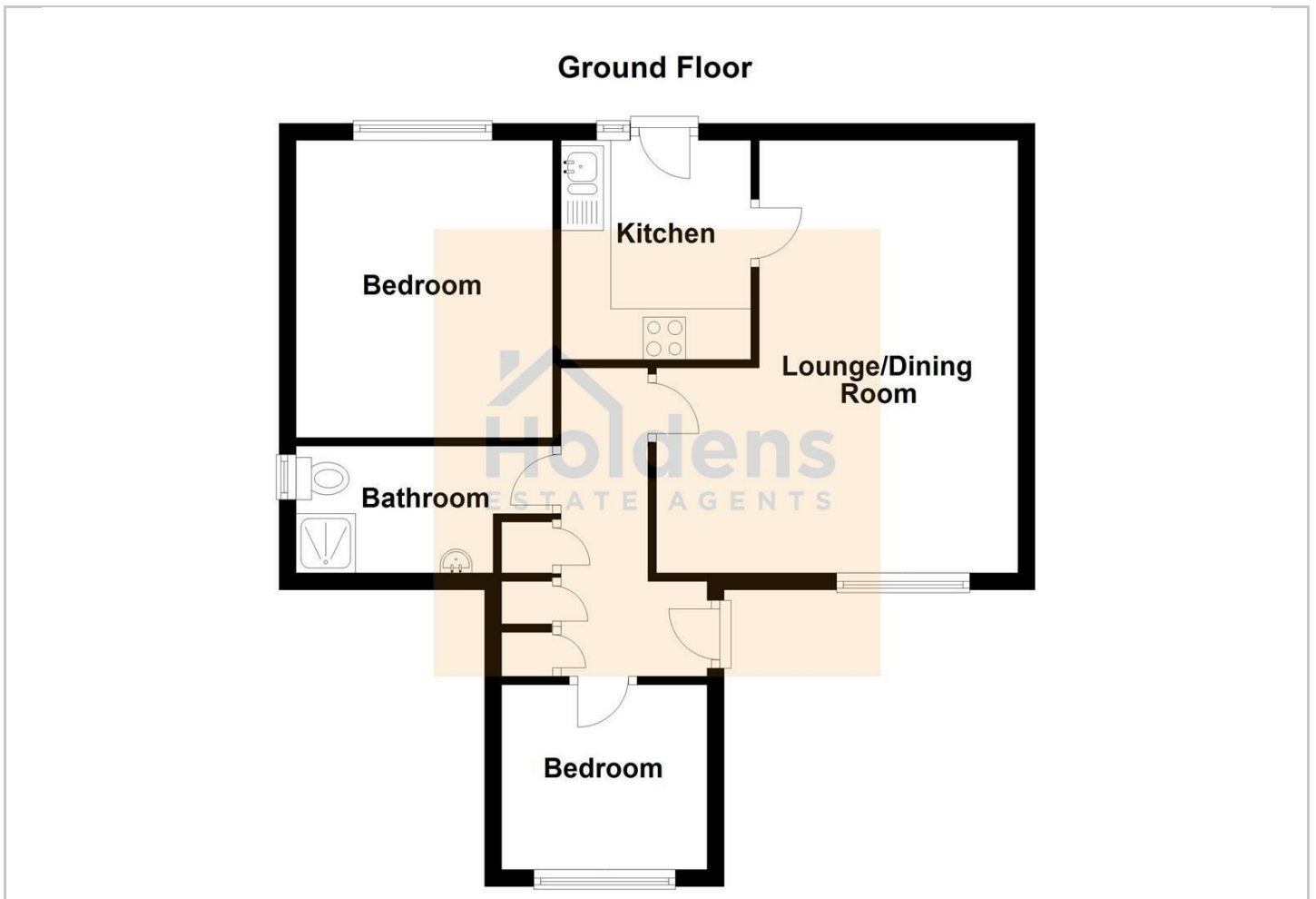
Hybrid Map



Terrain Map



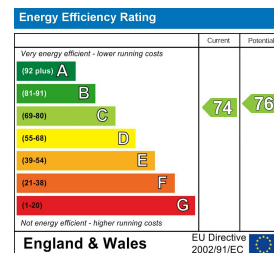
Floor Plan



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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