



## Pear Tree Cottage Pudding Pie Nook Lane

Goosnargh, Preston, PR3 2JL



**£399,950**

Holdens are pleased to bring to the market this unique modern detached barn conversion in a semi-rural position in Goosnargh. Approached by a private driveway and set in a good size plot surrounded by lawned gardens. Separate garden area measuring approximately 3,500 sq ft. The property has open plan living space comprising of living/kitchen/diner with bifold doors to garden, inner hallway, two bedrooms, shower room. Engineered wood flooring throughout. Septic tank, LPG gas central heating, mains water. This beautiful property and the position need to be viewed to fully appreciate. Freehold. Council tax Band D.





## ALL ON ONE LEVEL

### Open plan living/kitchen/diner 18'0" x 16'4" (5.506m x 4.991m)

Composite door, wall and base units, breakfast bar, Neff four ring induction hob with extractor integrated into worktop, quartz worktop, composite black sink with drainer, Neff double oven/microwave, integrated fridge and freezer, integrated slimline dishwasher, engineered wood flooring, uPVC double glazed windows and aluminium sliding bifold, downlights.

### Hallway

Access into two bedrooms and shower room, storage/cupboard with plumbing for washing machine.

### Bedroom 1

13'9" x 9'1" (4.200m x 2.782m)

uPVC double glazed window with fitted blinds, engineered wood flooring, downlights, radiator.

### Bedroom 2

13'9" x 6'10" (4.205m x 2.100m)

uPVC double glazed window to side and rear, engineered wood flooring, downlights.

### Shower Room

8'6" x 5'1" (2.614m x 1.550m)

Shower, tiled floor and walls, towel radiator, basin with vanity, low level WC, downlights, uPVC double glazed window to side.

## EXTERNALLY

Gravel driveway providing ample off road parking, lawn to rear and sides, separate garden to side measuring approximately 3,500 sq ft..

## 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



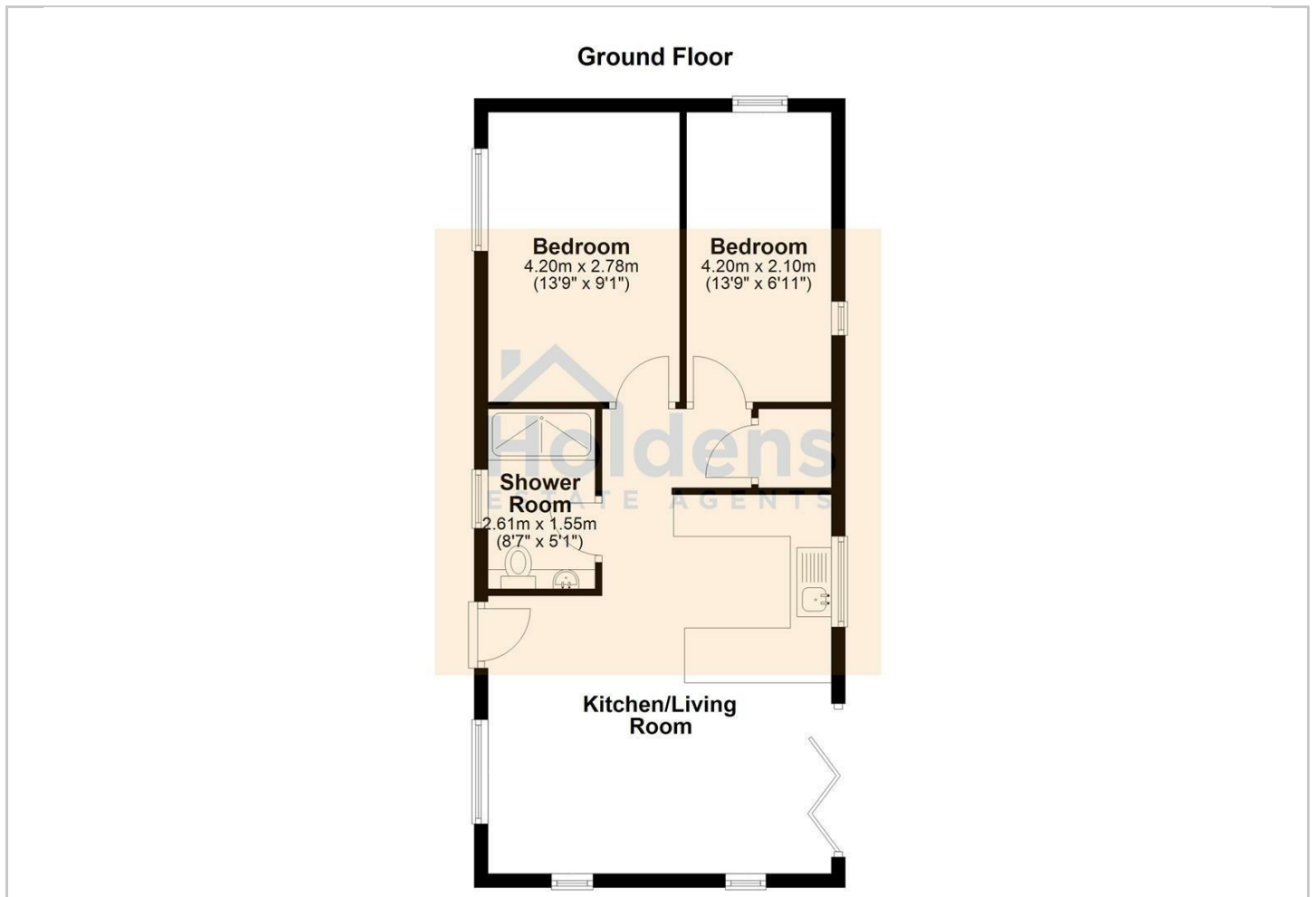
## Hybrid Map



## Terrain Map



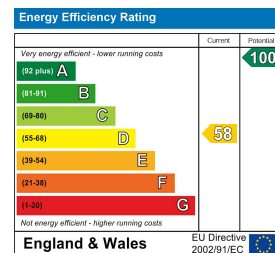
## Floor Plan



## 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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