



17 Church Lane, Goosnargh, Preston, PR3 2BE

£199,950



Nestled in the charming village of Goosnargh, Preston, this delightful end terrace house on Church Lane offers a perfect blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for both first-time buyers and families seeking a new home.

Upon entering, you are welcomed into a spacious living room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The heart of the home is undoubtedly the generous kitchen/diner, which boasts ample space for dining and cooking, making it a perfect setting for family meals and gatherings. Additionally, a utility area enhances practicality, ensuring that everyday chores are easily managed.

The property features three well-proportioned bedrooms, comprising two doubles and one single, providing flexibility for various living arrangements. The bathroom is conveniently located to serve all bedrooms, ensuring comfort and accessibility.

Outside, the property benefits from off-road parking, a valuable asset in this popular location. The rear garden offers a private outdoor space, perfect for enjoying the fresh air, gardening, or simply unwinding after a long day.

Situated in a sought-after area, this home is close to local amenities and transport links, making it an ideal choice for those looking to enjoy the tranquility of village life while remaining connected to the wider community. This end terrace house is a wonderful opportunity to create lasting memories in a lovely setting.













## Road Map



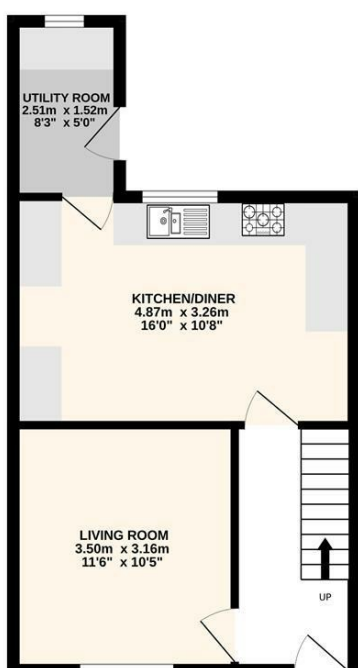
## Hybrid Map



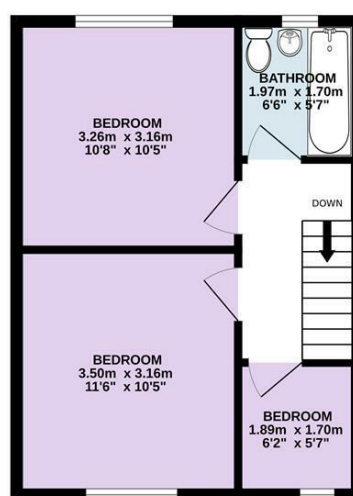
## Terrain Map



GROUND FLOOR  
36.7 sq.m. (395 sq.ft.) approx.



1ST FLOOR  
32.9 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA: 69.6 sq.m. (749 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

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