



*Fell View*

*Goosnargh*

*Offers in the Region of: £475,000*



**Pendle Hill  
Properties**





*Fell View, Goosnargh*  
*£475,000 Offers in the*  
*Region of*

This three bedroom, detached, hidden gem in the village of Goosnargh briefly comprises a lounge, dining room, kitchen, garden room, boiler room, downstairs WC and shower, two double bedrooms, a third bedroom, bathroom, large garden to the rear, shared driveway and parking.





### LOUNGE

A spacious lounge with feature fireplace with stone beam briefly comprises double-glazed windows to the front and side aspects, carpeted flooring, radiators, and ceiling light points.

### DINING ROOM

The dining room comprises a feature fireplace, large double-glazed windows to the front and side, wood effect laminate flooring, a radiator and ceiling light point.

### KITCHEN

A large kitchen with a range of wall and base mounted units boasts wood work tops, wood effect flooring, ceramic sink with mixer tap, integrated oven, four ring induction hob, space for appliances, ceiling spotlights, radiators, dining space, wooden French doors opening onto a patio area and wooden beam features.

### GARDEN ROOM

A garden room boasts French doors opening onto the rear patio, carpeted flooring, ceiling spotlights and a radiator.

### SHOWER/WC

Located on the ground floor, a shower room comprises a tiled, walk-in shower cubicle, Velux window, low-level WC, storage basin sink, additional storage cupboards with laminate worktop space, vinyl flooring, radiator and ceiling light point.

### BEDROOM ONE

A large double bedroom with feature fireplace briefly comprises fitted wardrobes, integrated storage, carpeted flooring, ceiling light point, radiator and double-glazed window to the front.

### BEDROOM TWO

A second double bedroom briefly comprises a double-glazed window to the front of the property, fitted wardrobes, carpeted flooring, ceiling and wall light points and a radiator.

### BATHROOM

A fully fitted bathroom with half tiled walls boasts a bath, low level WC, storage cupboard sink, vinyl flooring, ceiling light point, radiator and window to the rear aspect.

### BEDROOM THREE

Bedroom three is a single bedroom which briefly comprises fitted wardrobes, integrated storage, carpeted flooring, ceiling light point, a radiator and double-glazed window to the rear.

### EXTERNAL

The property has wraparound stunning gardens filled with flowers, plants, trees, seating areas and lawned space, a shared driveway with parking.

### ADDITIONAL INFORMATION

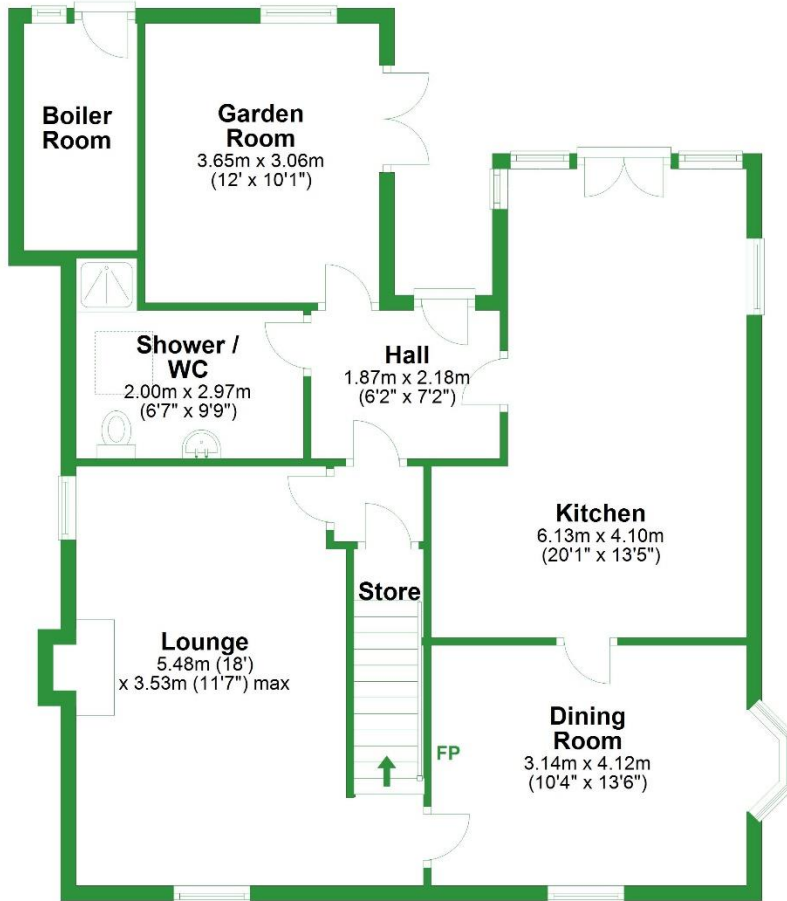
Tenure = Freehold

Council Tax Band = F



## Ground Floor

Approx. 90.9 sq. metres (978.0 sq. feet)



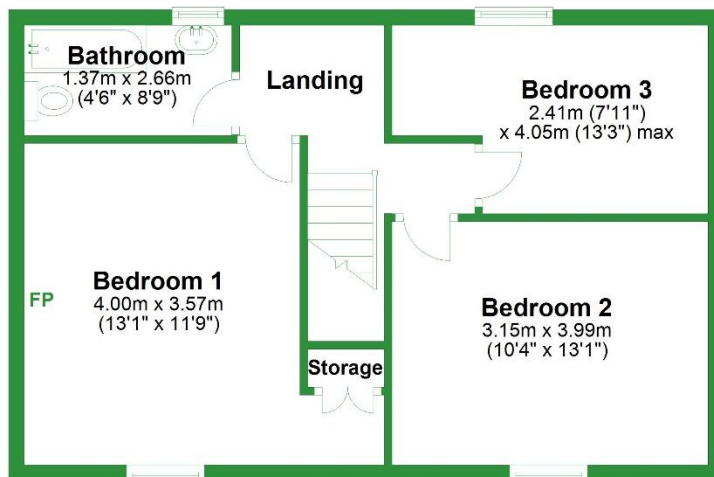
Total area: approx. 139.8 sq. metres (1505.2 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.



## First Floor

Approx. 49.0 sq. metres (527.2 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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Properties

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