

Property Details

10 Goose Lane Cottages, Goose Lane,
Chipping, Preston, Lancashire, PR3 2QF

OIRO £219,950



Property Photos

10 Goose Lane Cottages, Goose Lane, Chipping, Preston, Lancashire, PR3 2QF



Creation Date

03/02/2025

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Creation Date

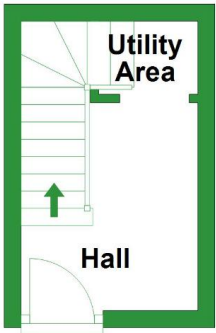
03/02/2025

Property Floor Plans

10 Goose Lane Cottages, Goose Lane, Chipping, Preston, Lancashire, PR3 2QF

Ground Floor

Approx. 7.1 sq. metres (76.0 sq. feet)



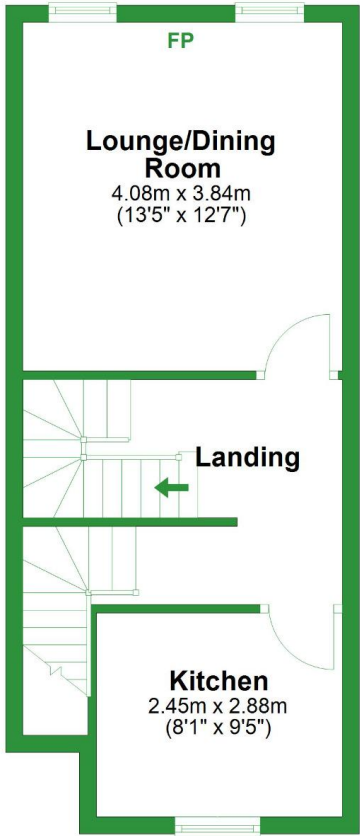
Total area: approx. 75.9 sq. metres (816.7 sq. feet)

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

Property Floor Plans

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First Floor
Approx. 34.0 sq. metres (365.9 sq. feet)

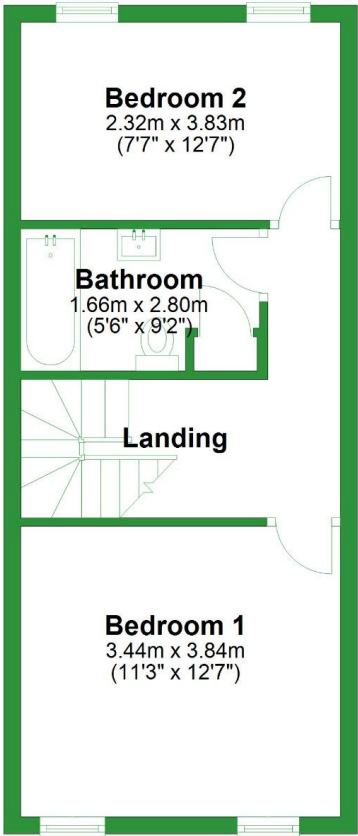


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Second Floor

Approx. 34.8 sq. metres (374.7 sq. feet)

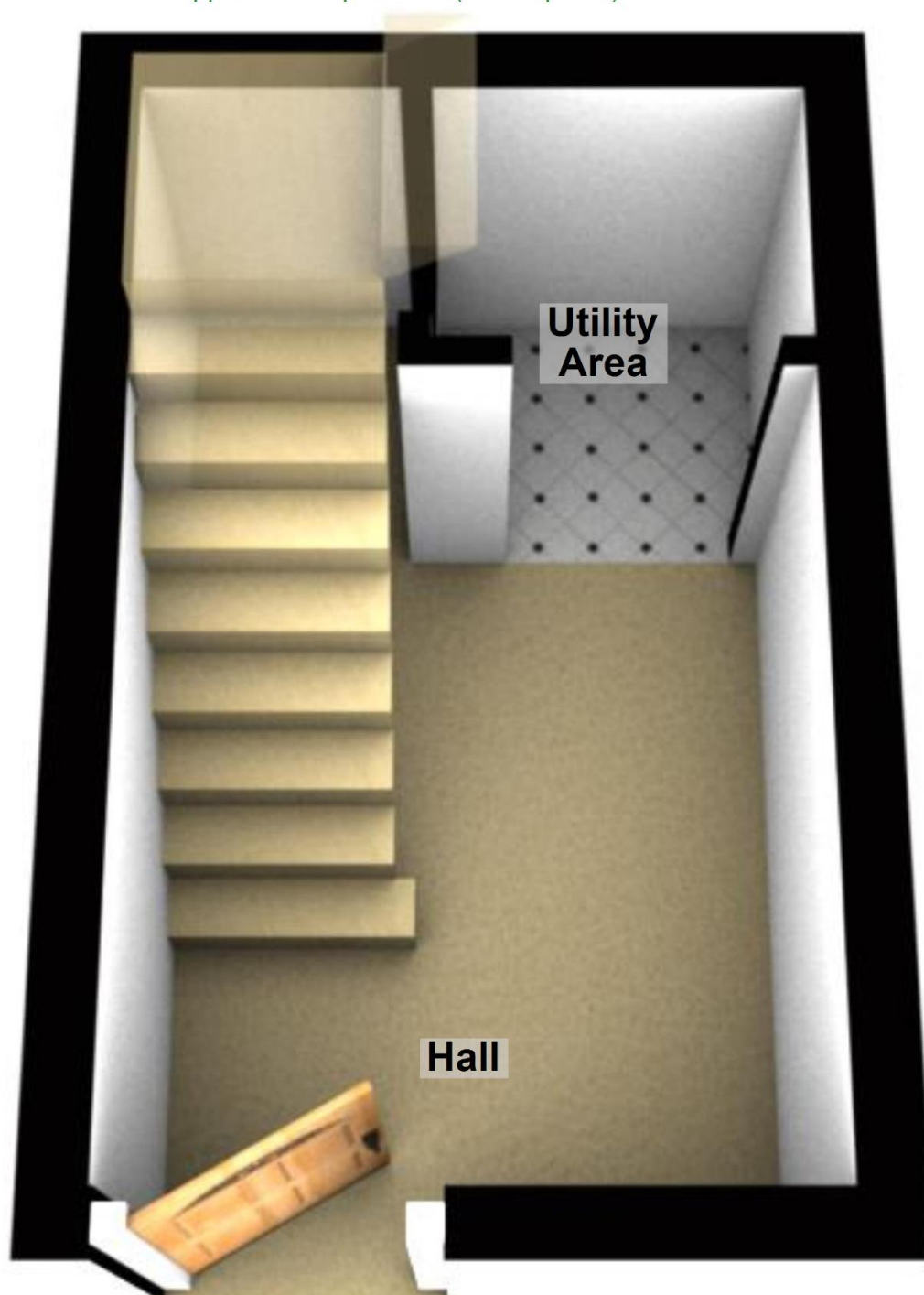


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Ground Floor

Approx. 7.1 sq. metres (76.0 sq. feet)



Total area: approx. 75.9 sq. metres (816.7 sq. feet)

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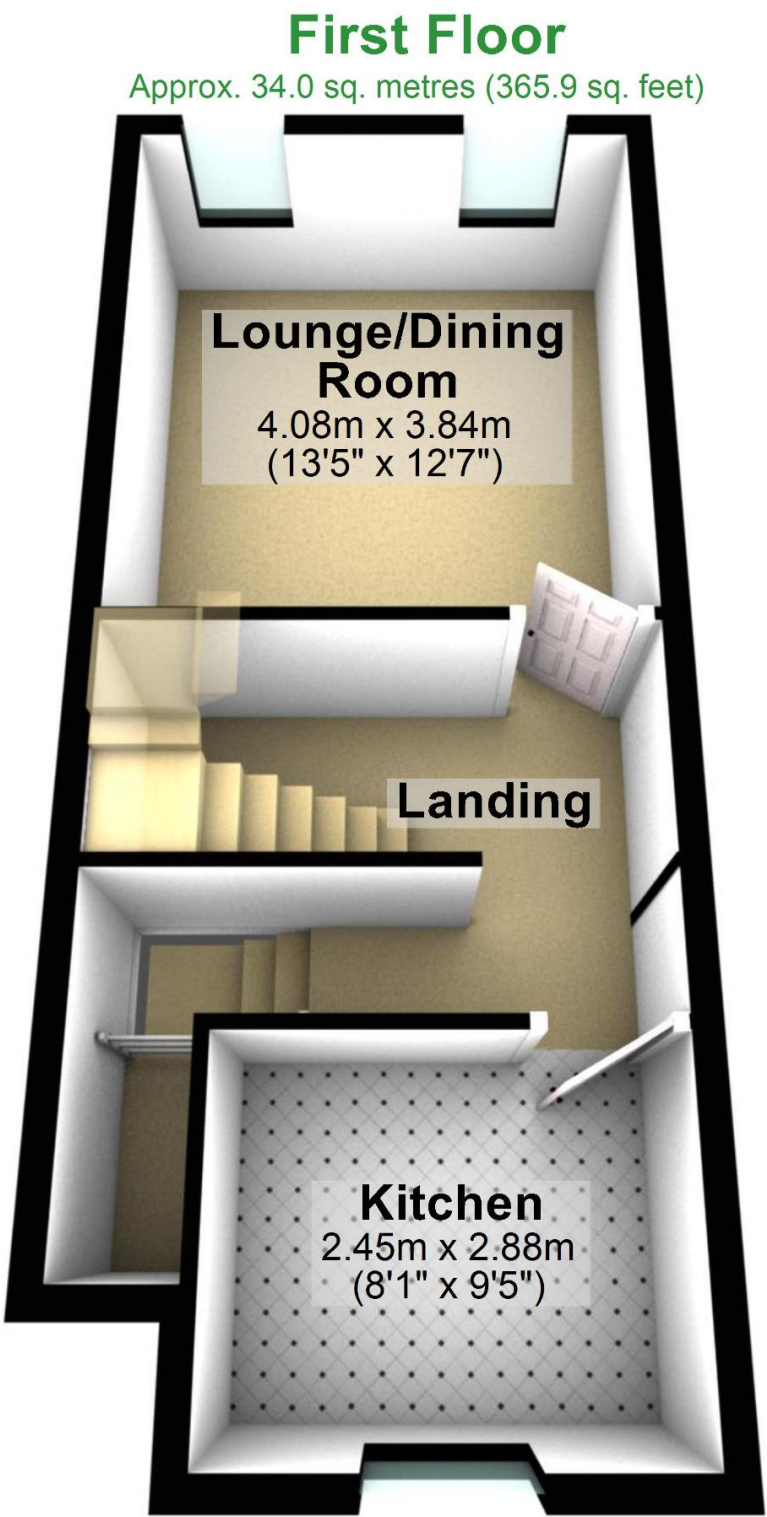
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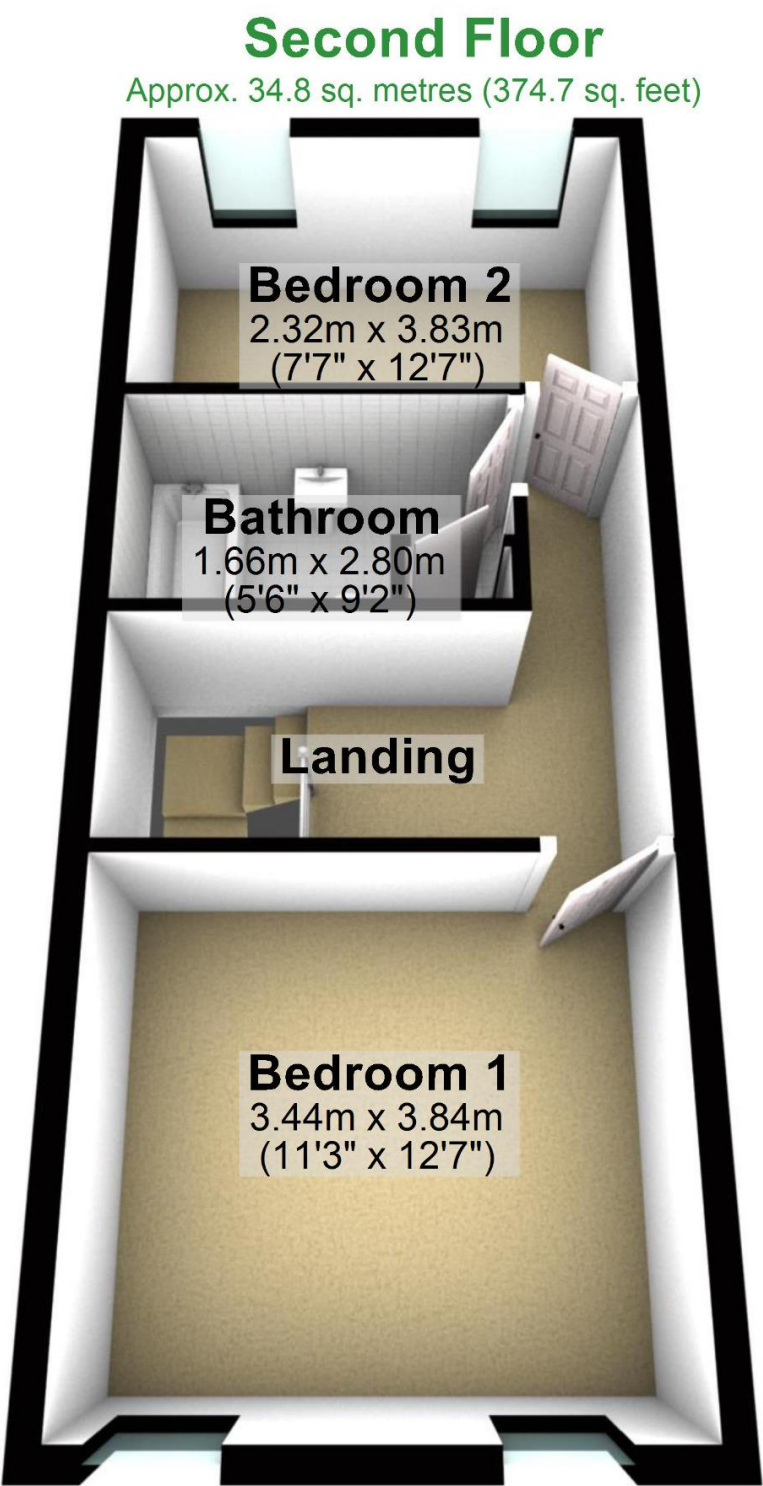
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Property EPC

10 Goose Lane Cottages, Goose Lane, Chipping, Preston, Lancashire, PR3 2QF

05/11/2024, 10:06

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

10 Goose Lane Cottages Goose Lane Chipping PRESTON PR3 2QF	Energy rating D	Valid until: 10 July 2025 Certificate number: 0738-3024-6233-8335-3950
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Property type	Mid-terrace house
Total floor area	81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current

Potential

90 A

56 D

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Property Info

10 Goose Lane Cottages, Goose Lane, Chipping, Preston, Lancashire, PR3 2QF

Property Type
House
Property Style
Terraced
Bedrooms
2
Bathroom
1
Receptions
1
Tenure Type
Share of Freehold
Floor Area
816.77
Agency Type
-
Parking
Private
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Electric Mains
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
1
Current Service Charge
180
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
2997-01-01
Price Qualifier
OIRO
Price
£219,950
Land Size
-
Age of Property
-
Year Built
1910
New Home
No

Property Features

10 Goose Lane Cottages, Goose Lane, Chipping, Preston, Lancashire, PR3 2QF

Feature 1

Two Double Bedrooms

Feature 2

Rural Location, Walks From The Door

Feature 3

Ample Private Parking

Feature 4

Countryside Views From Every Window

Feature 5

Close To Chipping In The Forest Of Bowland

Feature 6

Short Drive To Longridge And Clitheroe

Feature 7

Ribble Valley Location

Feature 8

Leasehold Ownership With 1/4 Share -of-freehold

Property Description

10 Goose Lane Cottages, Goose Lane, Chipping, Preston, Lancashire, PR3 2QF

A cosy two bedroom home on the outskirts of Chipping.

Deceptively Spacious Two-Bedroom Terraced property in the Heart of the Ribble Valley.

Welcome to 10 Goose Lane Cottages, a uniquely situated two-bedroom terraced home, set over three floors, located on the outskirts of Chipping. Set within a small private development with communal green space, this lovely property offers a ground floor entrance hall with plenty of storage, a spacious lounge with a log burner, two double bedrooms, a fitted kitchen with ample storage, and a four-piece bathroom. Set within walking distance of Chipping village and with outstanding views of fields and fells, its an ideal home for those who appreciate both countryside charm, scenic walks and convenient access to local amenities. A perfect property for anyone looking to settle in a countryside setting.

From the Clients Perspective:

Weve really enjoyed living here its such a warm, welcoming home with a lovely feel, surrounded by nature and countryside. The cosy log burner in the lounge is wonderful on winter evenings. Chipping village is just a short walk away, so its easy to pop into the local shops, cafes and pubs without having to drive. Longridge, Whalley, Clitheroe and Garstang are within easy access. Plus, having Longridge, Beacon and Parlick Fell nearby is great for weekend walks and enjoying the fresh air and the starry summer night skies and sunsets are beautiful.

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