GUILDHALL
SALES & LETTINGS



10 Woodhall Lane

Ingol, Preston, PR2 7FE

Offers Over £170,000

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BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME | 80% MARKET VALUE | NO ONWARD CHAIN

Guildhall Sales & Lettings are delighted to present this beautifully decorated three-bedroom semi-detached home on Woodhall Lane, Ingol, offered with NO ONWARD CHAIN and available at 80% of its market value through Preston City Council's Affordable Housing Scheme. This scheme allows eligible buyers to purchase the property at a reduced price, subject to the council's eligibility criteria and scheme conditions.

Internally, the property is immaculately presented throughout, featuring a spacious lounge and a contemporary kitchen/dining area with integrated appliances, providing an ideal setting for both everyday living and entertaining.

To the first floor are three generously sized bedrooms, offering versatile accommodation for families, guests or those working from home, alongside a well-appointed bathroom.







Ground Floor

Entrance Hall 14'6" x 3'3" (4.42m x 1.0m)

Kitchen/ Diner 15'10" x 8'2" (4.84m x 2.50m)

Lounge 14'3" x 12'3" (4.36m x 3.74m)

WC 7'3" x 3'2" (2.23m x 0.99m)

Store Room

First Floor

Bedroom One 12'9" x 8'0" (3.89m x 2.46m)

Bedroom Two 11'5" x 8'0" (3.49m x 2.46m)

Bedroom Three 8'4" x 6'9" (2.55m x 2.07m)

Bathroom 6'9" x 6'6" (2.07m x 2.00m)

Store Room

Front External

Electric car charging point and allocated parking for two cars. Front garden that enhances its attractive curb appeal

Rear External

Generous sized rear garden, mainly laid to lawn with a patio area.

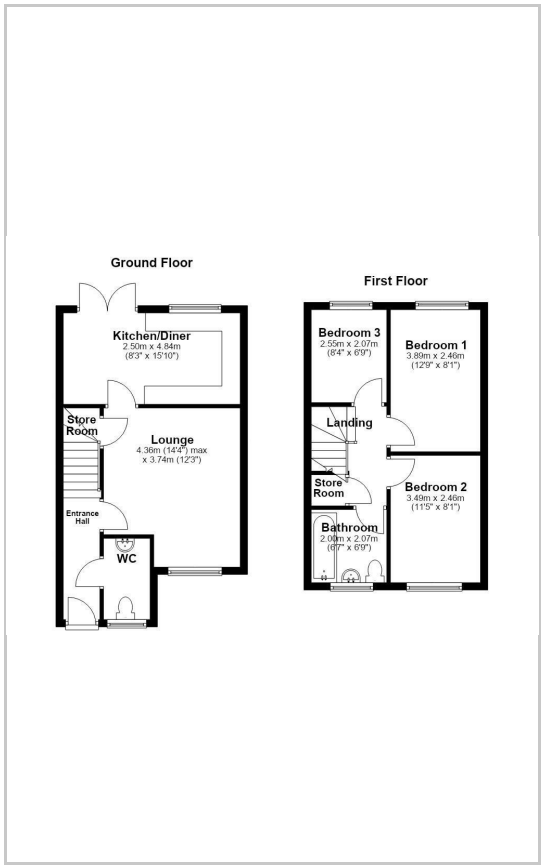
Affordable Housing Scheme Information

This property is offered through Preston City Council's Affordable Homes Discount to Market Scheme, providing eligible buyers with the opportunity to purchase a home at just 80% of its full market value. For example, a property valued at £200,000 would be available for £160,000, representing a £40,000 discount. This can make home ownership more accessible by reducing the purchase price, potentially lowering the deposit required and reducing the mortgage borrowing needed. Unlike shared ownership, discounted market sale schemes can allow buyers to own the property outright, subject to the specific scheme conditions. Buyers should be aware that eligibility criteria apply and restrictions may affect future resale, including the requirement to maintain the affordable discount. Interested parties are encouraged to contact Preston City Council to confirm their eligibility and obtain full details of the scheme before proceeding with an offer.

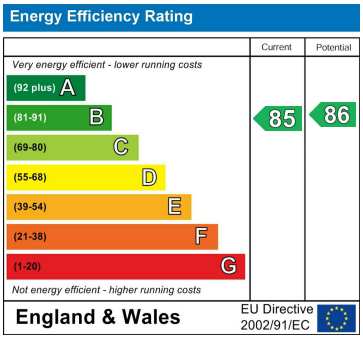
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE
Tel: 01772769999 Email: https://guildhalllettings.co.uk/