

£475,000



Armitstead  
Barnett

Woodplumpton Lane, Broughton, Preston, PR3 5JJ





## Woodplumpton Lane, Broughton, Preston, PR3 5JJ

Asking Price £475,000

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- Detached double-fronted true bungalow
- Three double bedrooms
- Open-plan dining/kitchen
- Generous corner plot with substantial garden
- Double garage and driveway parking
- Walking distance to village amenities
- Finished to a superb standard throughout
- Offered with NO ONWARD CHAIN



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Nestled in the highly desirable village of Broughton, this beautifully renovated detached true bungalow occupies a generous corner plot. Ideally positioned within walking distance to local shops and amenities, it offers both convenience and tranquillity.

This double-fronted property, originally built in the 1960s, boasts an impressive layout with three spacious double bedrooms and two stylish bathrooms. The expansive living space is perfect for modern lifestyles, featuring a stunning open-plan kitchen, dining, and living area. The open chimney with a double-sided wood-burning stove creates a warm and inviting focal point. A second sizeable reception room enjoys delightful green views across the front garden, adding further versatility to the living space.

For those requiring ample parking or storage solutions, the property benefits from an oversized detached double garage, ideal for vehicle storage, a workshop, or even conversion into a home studio. Additionally, there is generous off-road parking suitable for multiple vehicles, including space for a caravan or motorhome.





The attractive landscaped garden is designed for both relaxation and entertaining. Featuring a well-maintained lawn, thoughtfully arranged pathways, and stylish angled borders, it also offers two porcelain-tiled patio areas. One of these patios is sunken to provide a sheltered, private spot perfect for outdoor dining or unwinding in peace.

Renovated to an exceptional standard with luxury fixtures and fittings throughout, including high-end Porcelanosa tiling, this home is move-in ready with no further work required.

Families will appreciate the property's location within the catchment area of the highly regarded Broughton High School and nearby Broughton Primary School. The area offers a fantastic blend of local shops, parks, and recreational facilities. Excellent transport links provide easy access to Preston city centre and surrounding areas, combining suburban tranquillity with urban convenience.

Don't miss out on this fantastic opportunity! Contact us today to arrange a viewing. **NO CHAIN DELAY.**



## General Remarks

**Services:** The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

**Parking allocated and number of spaces :** Garage and driveway parking for approx. 4 vehicles

**Construction Type :** Brick with tiled roof

**Building Safety :** None known

**Restrictive Covenants :** The vendor is not aware of any restrictive covenants that affect the property.

**Listed building :** The property is not listed

**Conservation Area / AONB :** The property is not in a conservation area or AONB.

**Easement, and Wayleaves or Rights of Way :** The vendor isn't aware of any that impact the property

**Footpaths / Bridleways :** The vendor isn't aware of any that impact the property

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

**Unimplemented Planning Consents :** The vendor isn't aware of any that impact the property

**Planning Consents affecting the property :** The vendor isn't aware of any that impact the property .

**Accessibility adaption information :** N/A

**Coal field / mining area :** The vendor isn't aware of any that impact the property

## Communications :

Broadband: Superfast is available in the area

Mobile signal: EE and O2 are available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

**Mortgage ability :** we understand that as far as we are aware it is possible to secure a mortgage against this property.

**Please note:** Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Title & Tenure:** The property is offered for sale Freehold with vacant possession upon completion.

**Local Authority:** Preston City Council **Council Tax:** Band E

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**What3words Location :** [///spring.sake.else](http://spring.sake.else)

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

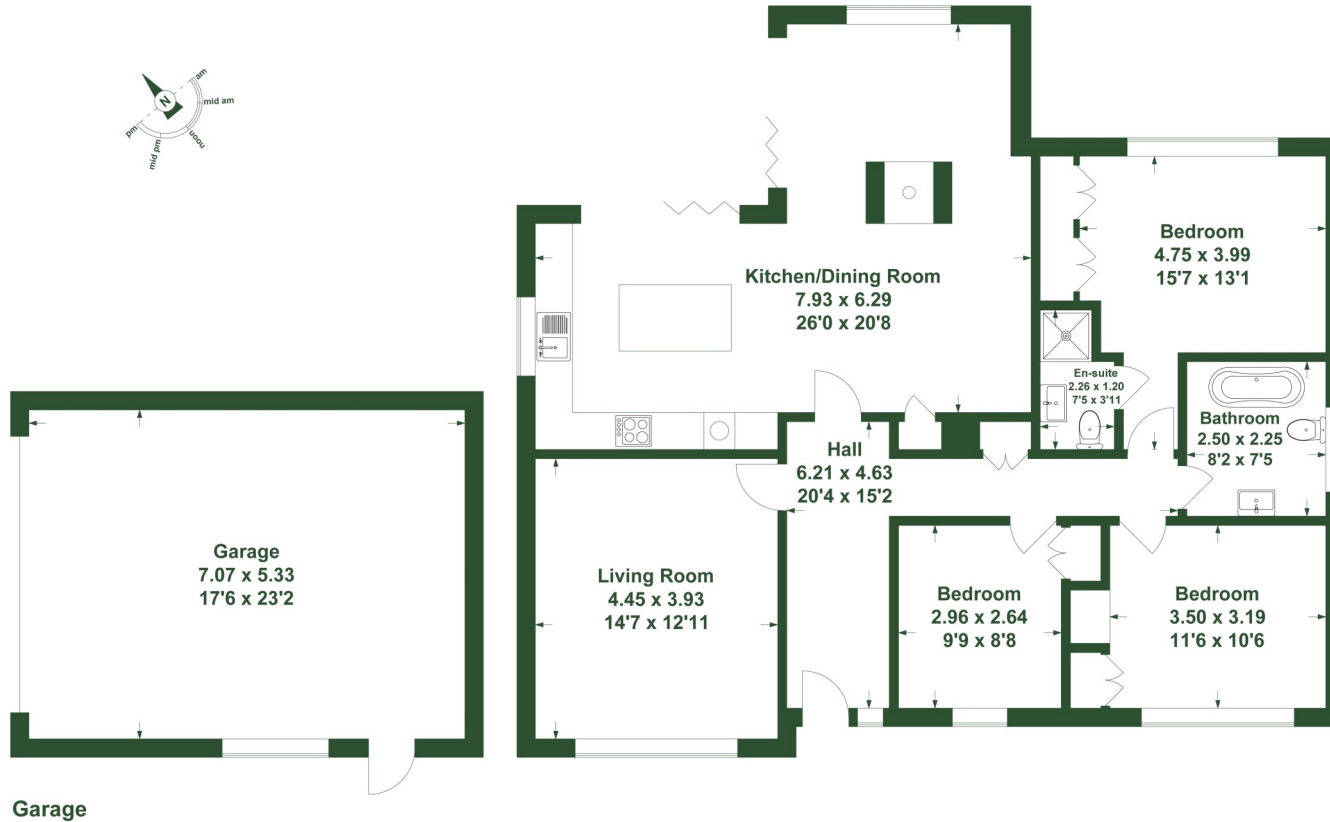
**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

Approximate Gross Internal Area : 119.89 sq m / 1290 sq ft  
 Garage : 37.68 sq m / 406 sq ft  
 Total : 157.57 sq m / 1696 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.  
 Any measurements/ floor areas (including any total floor area)  
 and orientation are approximate.  
 Produced by Lens-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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