



Goosnargh Lane, Goosnargh, Preston, PR3 2BP

Asking price £325,000







# Goosnargh lane, Goosnargh, Preston PR3 2BP



3 Bedrooms



1 Bathroom

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- Fully refurbished three-bedroom semi-detached home
  - Two reception areas including a generous lounge
  - Stylish single-storey rear extension with glass lantern roof
  - Open-plan kitchen/family room with breakfast bar
  - Quartz worktops and integrated appliances
  - Separate utility room
  - Three first-floor bedrooms
  - Modern family bathroom
  - Long, low-maintenance rear garden
  - Newly built detached single garage with driveway parking.



This beautifully refurbished three-bedroom semi-detached home offers a high standard of accommodation throughout and would make an excellent family home. The current owners have undertaken a comprehensive programme of works, most notably the stylish single-storey rear extension which features an impressive glass lantern roof, flooding the space with natural light and creating a superb open-plan kitchen/family room that opens out to the rear garden.



The contemporary fitted kitchen is finished with quartz work surfaces, integrated appliances and a breakfast bar, making it both practical and sociable, while a separate utility room provides additional storage and functionality. To the front of the property is a well-proportioned lounge, offering a comfortable and more formal living space.



To the first floor, there are three bedrooms, two of which are comfortable doubles, along with a modern bathroom finished to a contemporary specification.

Externally, the property benefits from a long, low-maintenance rear garden, ideal for everyday family use, together with a newly constructed detached single garage and driveway parking.



The property is situated within the popular village of Goosnargh, a highly regarded rural community offering an excellent balance of countryside living and everyday convenience. Local amenities include a village shop, public houses and well-regarded schools, with easy access to Longridge, Preston and the wider motorway network, making it ideal for commuters.

## 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 :** Large driveway at the front of the property.

**Construction Type :** Red brick walls and slate roof.

**Building Safety:** Non known.

**Restrictive Covenants :**N/A

**Listed building :** N/A

**Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** N/A

**Footpaths / Bridleways :** We understand that there are non know to effect the property.

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

**Unimplemented Planning Consents :** Non known

**Planning Consents affecting the property :** A planning application for residential development on land to the rear of the property was refused by the local authority and has since been submitted to appeal (Planning Ref: 06/2025/0182).

**Accessibility adaption information :** N/A

**Coal field / mining area :** Non known, Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: Standard and Superfast are available in the area

Mobile signal: Vodafone, o2, EE and Three are available in the area

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

**Buyers information:** Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

**Please note:** Amitstead Bamett 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 D

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. 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 :** [///exact.finds.manage](https://www.what3words.com/#!/exact/finds.manage)

**Money Laundering Regulations Compliance:** please bear in mind, that Amitstead Bamett 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 eaming 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**

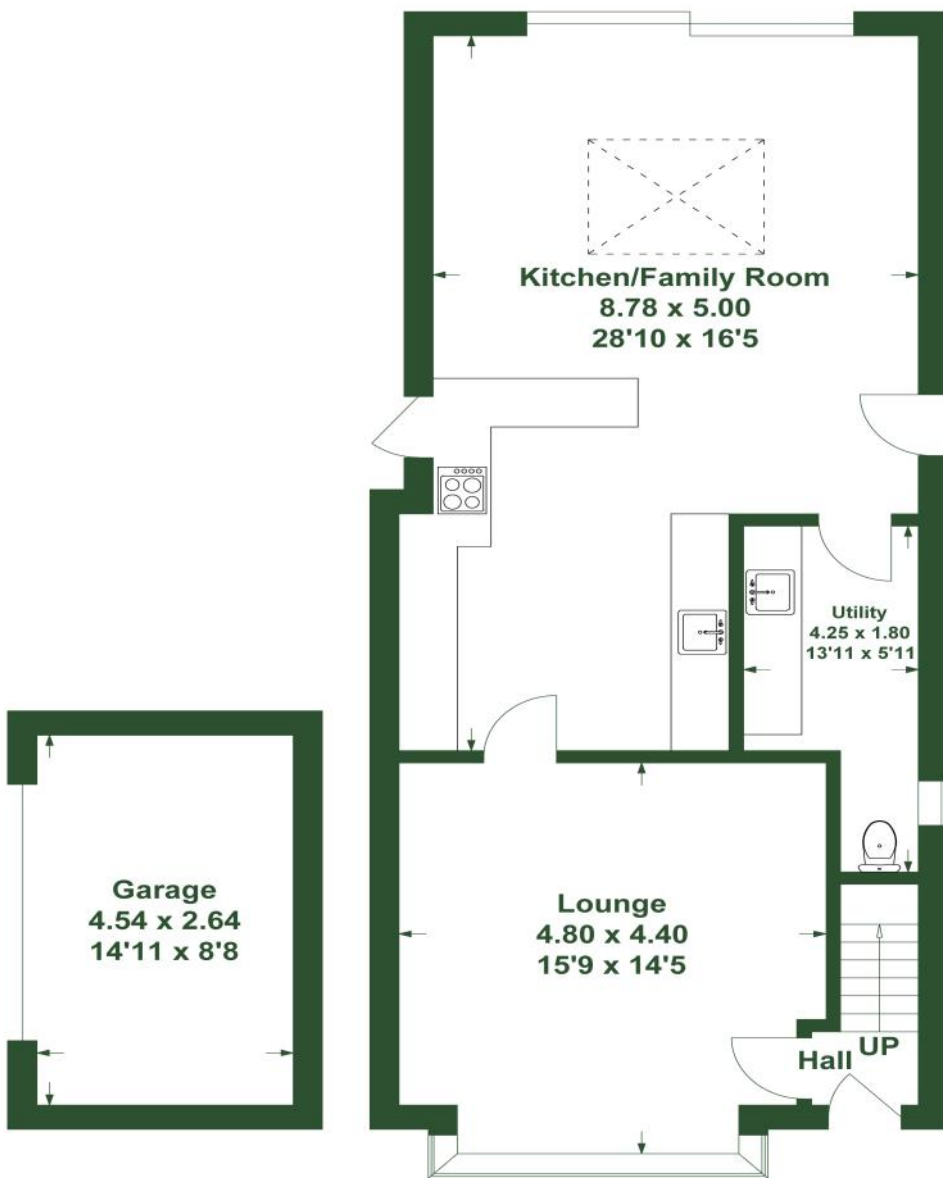
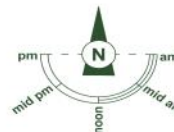


Approximate Gross Internal Area : 108.77 sq m / 1171 sq ft

Garage : 11.98 sq m / 129 sq ft

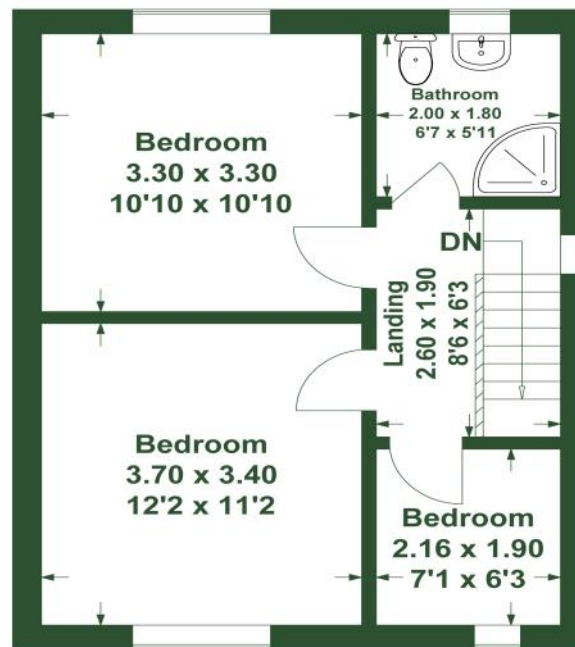
Total : 120.75 sq m / 1300 sq ft

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



Garage

Ground Floor



First Floor

Amitstead 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. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 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 Amitstead Barnett LP 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 Amitstead Barnett LP 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		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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