



82 Chain House Lane, Whitestake
Preston

Guide Price **£250,000**



82 Chain House Lane

Whitestake, Preston

Quaint 2-bed Victorian cottage in Whitestake. Character-filled living room, open-plan kitchen/diner, garden, parking for 2 cars. Ideal for first-time buyers or downsizers. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Guide Price £250,000-270,000
- Two Bedroom Victorian Cottage
- Fantastic Garden
- Driveway For Two Cars
- Open Plan Kitchen/ Diner
- WC
- Buyers Information Pack Available
- Great Location For Amenities And Transport Connections

Porch

Tiled floor, panelling.

Downstairs WC

Low-level wc, pedestal wash hand basin, tiled floor. Window to rear.

Kitchen/ Diner

Excellent range of eye and low-level units, single porcelain sink. Integrated appliances include: dishwasher, fridge/freezer, washing machine, extractor fan, Range oven, and gas hob. Dining area. Tiled floor. Window and door to rear.

Living Room

Fireplace with gas fire laminate floor, original ceiling beams, and understair storage.

First Floor Landing

Loft access.

Bedroom One

Dressing area with built-in wardrobes. Window to rear.

Bedroom Two

Storage. Window to front.

Bathroom

Four-piece suite comprising a free-standing bath, shower cubicle, pedestal wash hand basin, low-level wc. Tiled floor and part tiled walls. Window to the rear.



FRONT GARDEN

Driveway for two cars.

REAR GARDEN

Established trees and borders, mainly laid to lawn, landscaped patio area, and shed. Access to rear.

DRIVEWAY

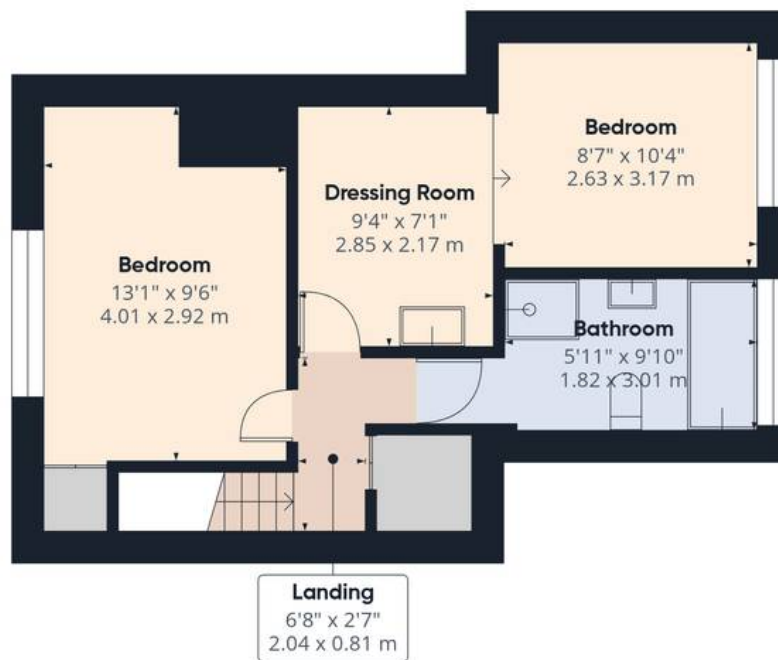
2 Parking Spaces







Ground Floor



Floor 1

Approximate total area⁽¹⁾

905 ft²

83.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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