



3 bed bungalow to buy in PR3

Hothersall Lane, Hothersall, Preston,
Lancashire, PR3 2XB

£250,000 Starting Bid

 x 3  x 1  x 1

Tenure

Freehold

Garage parking

Property features

- ✓ Three Double Bedrooms
- ✓ Detached Garage and Additional Off Road Parking
- ✓ Stunning Open Countryside Views from Every Side
- ✓ Requires Modernisation
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: E
- ✓ Heating supply: Air Source Heat Pump
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Intermittent

Arrange a viewing

Abigail Hall
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North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000

An exciting opportunity to acquire this true detached bungalow with huge potential, occupying a generous corner plot on Hothersall Lane in one of the area's most desirable semi-rural settings. Enjoying open countryside surroundings while remaining within easy reach of the shops, services and amenities of Longridge, this property perfectly balances peaceful living with everyday convenience.

Positioned to take full advantage of its surroundings, the property enjoys delightful open views across neighbouring fields, with far-reaching outlooks towards the iconic Pendle Hill in the distance - offering stunning sunsets and an ever-changing rural backdrop.

Please note the Air Sourced Heat Pump is not currently working.

Key Features

- True detached bungalow
- Three double bedrooms
- Generous corner plot
- Kitchen with separate utility room
- Newly fitted modern shower room
- West-facing rear garden
- Open field views to the rear
- Views extending towards Pendle Hill

- Air source heat pump
- Single detached garage
- Additional off-road parking
- No onward chain
- In need of refurbishment - excellent potential to add value

Agent's Perspective

This property offers well-proportioned rooms throughout. A welcoming hallway with ample storage provides access to all principal rooms and creates a practical flow through the home.

To the front, a spacious lounge/dining room enjoys an abundance of natural light. This generous reception space offers ample room for both relaxing and formal dining, making it ideal for entertaining or family gatherings. The kitchen is well-positioned and connects to a useful utility room, providing additional storage, laundry space and external access - perfect for practical day-to-day living. There are three double bedrooms, one with an ensuite WC, all well-sized and benefiting from lovely open views from different aspects of the property. The property is served by a newly fitted, modern shower room, including rainfall shower - offering a fresh and contemporary suite.

The property would benefit from attention and modernisation throughout, presenting a fantastic opportunity for buyers to update, personalise and add value.

The property truly excels externally. Wrap-around gardens provide lawned areas, mature boundaries and a patio seating space ideal for enjoying the peaceful setting and spectacular sunsets. From every side of the home, you can appreciate uninterrupted countryside vistas, with far-reaching views towards Pendle Hill creating an exceptional backdrop.

A detached garage and off-road parking complete this attractive package.

Location

Hothersall Lane is highly regarded for its countryside charm while remaining conveniently close to Longridge town centre, with its range of independent shops, supermarkets, cafes, schools and local amenities. The surrounding rural landscape offers scenic walks, cycling routes and panoramic views stretching as far as Pendle Hill.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Bungalow

Parking: Garage, Off Street

Construction materials: Brick and block

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Ramped access

Restrictions: No

Required access: No

Heating: Air Source Heat Pump

Electric: National Grid

Water: Direct mains water

Sewerage: Septic Tank

Air conditioning: No

Broadband: None

Mobile signal coverage: Intermittent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Hothersall Lane, Hothersall, Preston, Lancashire, PR3 2XB

Contact your local branch today for more information on this property:

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