



## 63 Whittingham Lane, Broughton, PR3 5DB

# Offers In Excess Of £550,000



Tucked away behind picturesque mature trees in the heart of Broughton, this large Edwardian semi-detached home offers a rare opportunity to acquire a character-rich period property with outstanding potential.

Full of timeless features and welcoming warmth, this delightful residence is ideal for families or professionals seeking generous space, classic style, and a connection to the past.

Upon arrival, you're greeted by a traditional porch leading into a spacious entrance hall, setting the tone for the elegance that continues throughout. The ground floor offers three versatile reception rooms: a sitting room perfect for relaxing, a bright and airy breakfast room, and a peaceful study ideal for home working or quiet reading. To the rear, the kitchen enjoys views over the garden and includes a useful pantry. A convenient downstairs WC and cloakroom complete the ground floor.

Upstairs the home continues to impress with four well-proportioned bedrooms, offering ample space for rest and retreat. A family bathroom serves the first floor.

Externally the home enjoys beautiful mature front and rear gardens, a private driveway and a peaceful setting perfect for outdoor relaxation or gardening enthusiasts.

This substantial Edwardian home presents a fantastic canvas for those looking to personalise or update, while preserving its distinctive architectural character. Located in a sought-after area with easy access to local amenities, excellent schools, and transport links this is a truly special opportunity.

Whether you're upsizing, a growing family, or simply searching for a home with soul, this property offers enduring charm and exciting potential.

The property is located within the catchment area for the much sought-after Broughton High School, which holds an 'Outstanding' Ofsted rating.





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### Road Map



Hybrid Map



Terrain Map



GROUND FLOOR 104.7 sq.m. (1127 sq.ft.) approx.



1ST FLOOR 88.2 sq.m. (949 sq.ft.) approx.



TOTAL FLOOR AREA: 192.9 sq.m. (2076 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.

#### Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

#### **Misdescriptions Act**

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