



39 Kirkfield, Chipping, Preston, PR3 2GL

£149,950

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Nestled in the charming village of Chipping, Preston, this delightful mid-terrace house offers a perfect blend of comfort and modern living. With three well proportioned bedrooms, this property is ideal for families or those seeking extra space. The heart of the home is undoubtedly the open-plan kitchen diner, which provides a wonderful setting for both cooking and entertaining.

The inviting reception room boasts beautiful views, allowing natural light to flood the space and creating a warm and welcoming atmosphere. The property also features a well-appointed bathroom, ensuring convenience for all residents.

Situated in a desirable location, this home benefits from the outstanding local school, Brabins, making it an excellent choice for families with children. The surrounding area offers a peaceful environment, perfect for those who appreciate the beauty of the countryside while still being within reach of local amenities.

This property presents a fantastic opportunity for anyone looking to settle in a friendly community with excellent educational facilities. Don't miss the chance to make this lovely house your new home. Local council also offers grants that can be obtained

No chain delay

















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## Road Map



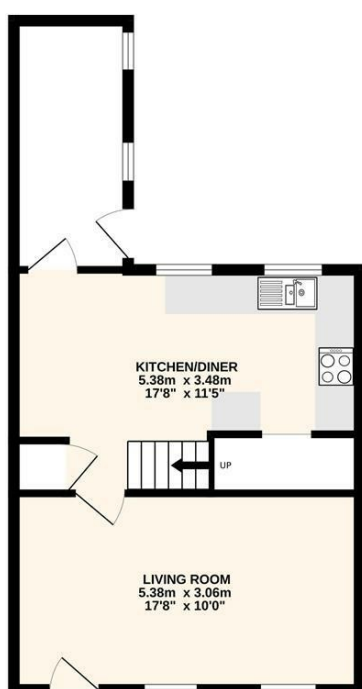
## Hybrid Map



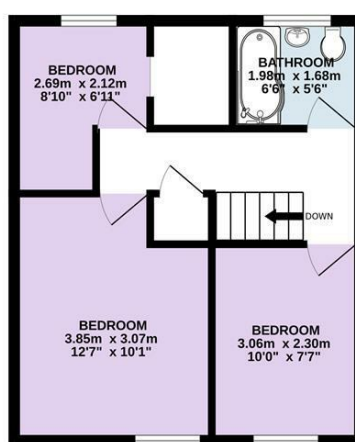
## Terrain Map



GROUND FLOOR  
42.1 sq.m. (453 sq.ft.) approx.



1ST FLOOR  
35.2 sq.m. (379 sq.ft.) approx.



TOTAL FLOOR AREA: 77.2 sq.m. (831 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.  
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## 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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