



39 Kirkfield, Chipping, Preston, PR3 2GL

£159,950

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Nestled in the charming village of Chipping, this mid-terrace house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The living room is a welcoming area, perfect for unwinding after a long day, while the kitchen/diner offers a practical space for family meals and gatherings.

This home features three bedrooms, each providing a peaceful retreat for rest and relaxation. The bathroom is conveniently located to serve all bedrooms, ensuring ease of access for family members and guests alike.

Outside, the property has a gravelled garden frontage, while the paved rear yard offers a low-maintenance outdoor space, ideal for enjoying the fresh air or hosting summer barbecues.

With the added benefits of oil central heating and double glazing, this home ensures warmth and comfort throughout the year. The village location enhances the appeal, providing a sense of community while still being within reach of local amenities.

This mid-terrace property is a wonderful choice for those looking to step onto the property ladder in a picturesque setting. Don't miss the chance to make this charming house your new home. NO CHAIN.



























## Road Map



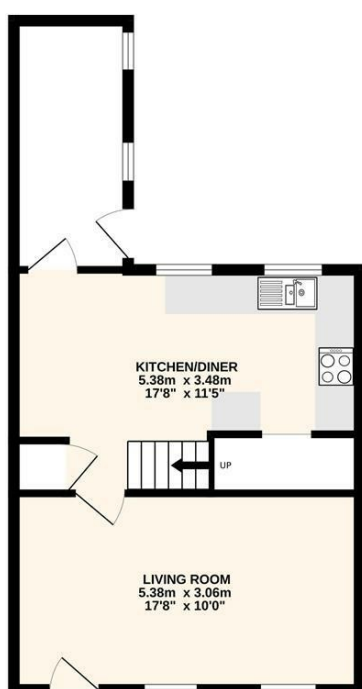
## Hybrid Map



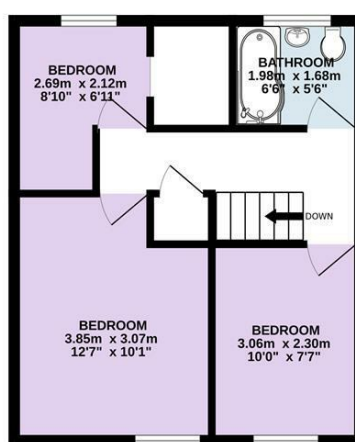
## Terrain Map



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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