



## 94 Woodplumpton Road, Woodplumpton, Preston, PR4 0LJ

£250,000



Charming Semi-Detached Home with Excellent Potential in Woodplumpton

Nestled in the picturesque village of Woodplumpton, this delightful semi-detached home offers a wonderful blend of comfort, space, and potential. While the property would benefit from some modernisation, it presents a fantastic opportunity to personalise the space and truly make it your own.

Inside, the well-proportioned living room exudes warmth and character, ideal for both relaxing evenings and entertaining guests. To the rear, a conservatory provides a peaceful, light-filled space that leads directly to the private rear garden—perfect for enjoying the outdoors from the comfort of your home.

The kitchen is generously sized and fully functional, ready to accommodate all your culinary needs. A convenient ground floor WC adds to the practicality of the layout.

Upstairs, the property boasts three bedrooms, each offering a calm and comfortable retreat. The family bathroom is well-equipped to meet the needs of a busy household.

One of the standout features of this home is the generous rear garden—ideal for outdoor activities, gardening, or simply unwinding in a quiet setting. With open aspects to both the front and rear, the property benefits from lovely views and a real sense of space.

Additional features include driveway parking and a gravelled front garden for low-maintenance appeal and ease of access.

Situated in a tranquil and sought-after location, this home is perfect for families or anyone looking to enjoy a peaceful lifestyle with plenty of potential. This property represents a wonderful opportunity to create a home filled with character and lasting memories in a beautiful village setting.













## Road Map



## Hybrid Map



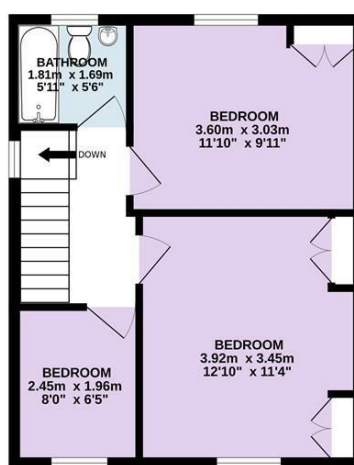
## Terrain Map



GROUND FLOOR  
49.5 sq.m. (533 sq.ft.) approx.



1ST FLOOR  
37.6 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA: 87.2 sq.m. (938 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.

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