



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.













Road Map



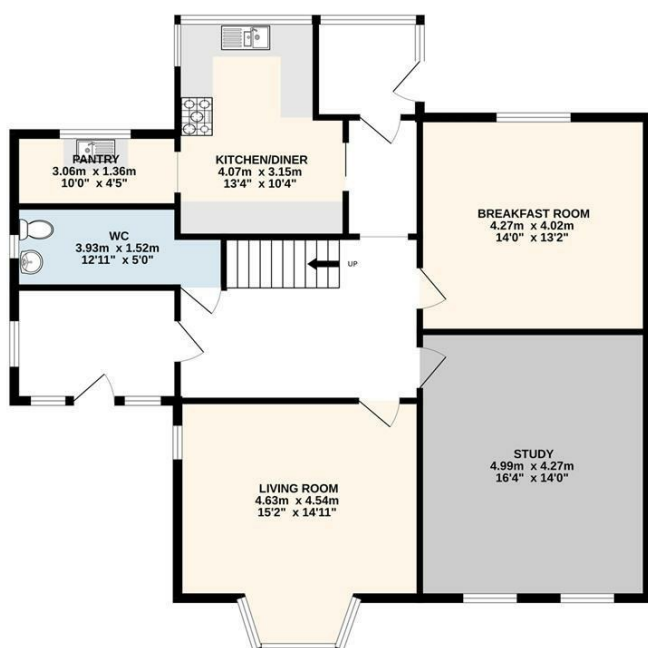
Hybrid Map



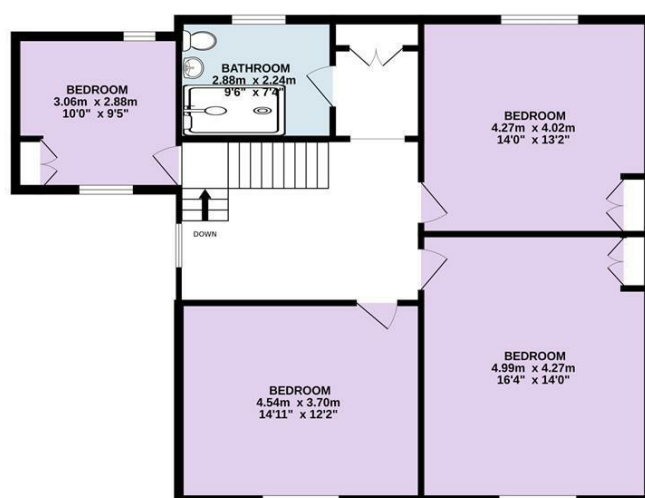
Terrain Map



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.
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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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