



Admarsh Drive, Great Eccleston, Preston, PR3 0ER

Asking Price £385,000







Admarsh Drive, Great Eccleston, Preston, PR3 0ER



4 Bedrooms



2 Bathroom

-
- Four bedroom detached family home
 - Desirable corner plot position
 - South facing rear garden
 - Recently laid permeable extended patio
 - Open plan kitchen and dining space
 - Detached double garage and driveway parking
 - En-suite to principal bedroom
 - Village location with excellent road links



Positioned within a modern development in the popular village of Great Eccleston, this well presented four bedroom detached family home offers generous and well-balanced accommodation, centred around a spacious open plan kitchen/dining room which forms the heart of the house. Enjoying a desirable corner plot setting, the property benefits from a greater sense of space and privacy than many neighbouring homes.

The accommodation opens into a welcoming entrance hall with access to the principal ground floor rooms. The living room sits to the front of the property and benefits from a bay window allowing plenty of natural light. A ground floor WC is located off the hallway, which then leads through to the impressive kitchen/dining room at the rear. This is a fantastic open plan space, ideal for everyday family life and entertaining, with French doors opening directly onto the garden. The kitchen is well appointed with a range of wall and base units and integrated appliances, complemented by a central island. A separate utility room sits just off the kitchen and provides additional storage, space for appliances and a side door leading out to the driveway.





To the first floor are four well proportioned bedrooms, all finished to a consistent standard throughout. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom with bath and shower over.

Externally, the property continues to impress. A tarmac driveway provides ample off-road parking and leads to a detached double garage. The rear garden is south facing and has recently been enhanced with a newly laid, permeable extended patio, creating an excellent outdoor seating and entertaining area overlooking the lawn. The corner plot position further enhances the garden space and overall setting of the home.



Great Eccleston is a thriving and well regarded village offering a range of everyday amenities including shops, pubs, schools and a popular farmers' market. The location is ideal for those needing access to the A6, M6 and M55, providing straightforward routes to Preston, Blackpool and beyond. The surrounding Fylde countryside is also easily accessible, with a network of footpaths and cycle routes offering excellent recreational opportunities.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system. There is a property management company for grounds maintenance. There is an annual charge for this. Contact Agent for more details. There is an EV charging point.

Parking allocated and number of spaces : Double garage and driveway parking

Construction Type : Standard construction

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1. No defence has been put in place.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Standard, Superfast and Ultrafast available in the area

Mobile signal: EE, O2, Vodafone, Three available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Wyre Borough Council **Council Tax:** Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : //glove.aged.attitudes

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

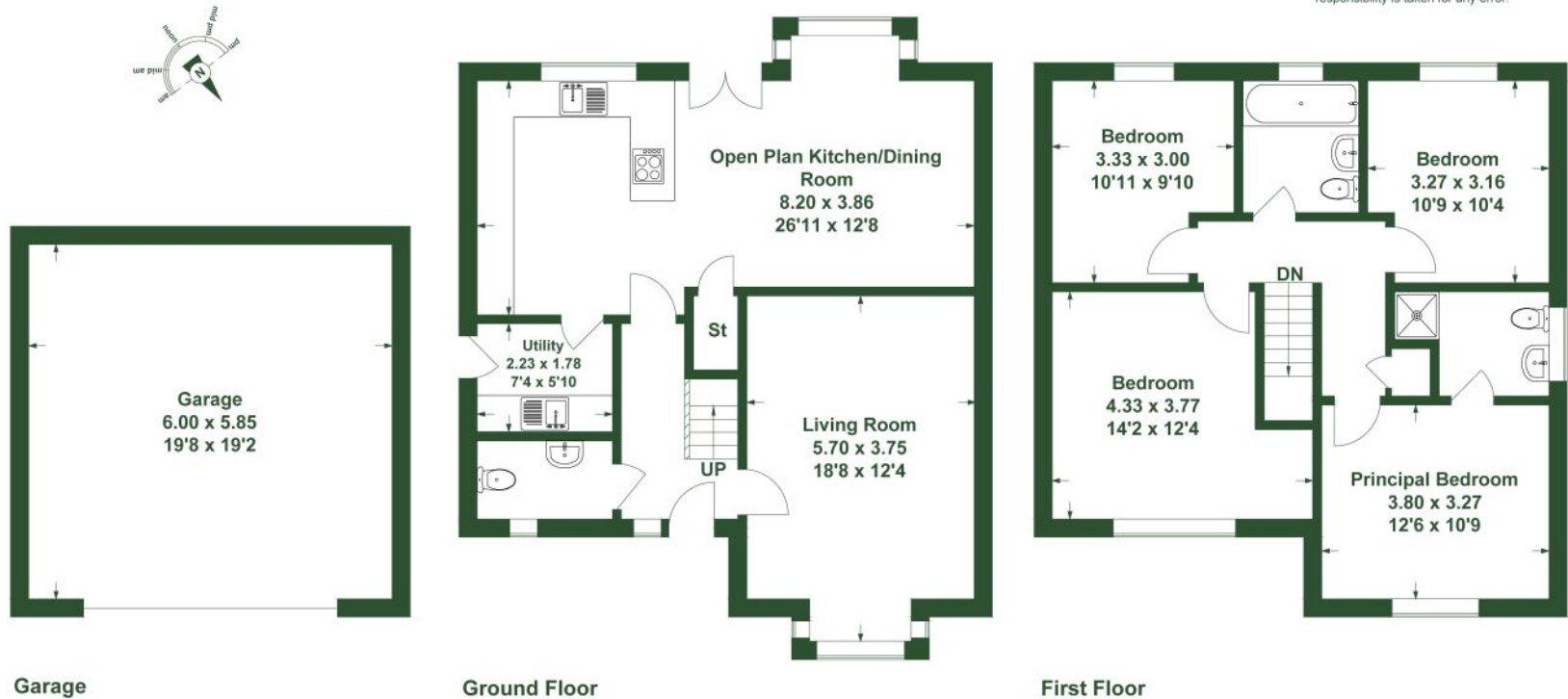
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 130.98 sq m / 1410 sq ft
Garage : 35.10 sq m / 378 sq ft
Total : 166.08 sq m / 1788 sq ft

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Amitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

	Current	Potential
Very energy efficient - lower running costs		110
(92+) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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