

O.I.R.O. £400,000



Armitstead  
Barnett

Beacon Close, Bilsborrow, Preston, PR3 0QY





## Beacon Close, Bilsborrow, Preston, PR3 0QY

Offers in the region of £400,000

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- Beautifully presented four bedroom detached home
- Open plan kitchen/diner with breakfast bar
- Two receptions rooms and study
- Exclusive development situated down a private lane
- Off road parking for several vehicles and garage
- Private rear garden with patio and raised beds



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Welcome to this beautifully presented four bedroom detached home, situated down a private lane and one of four in an exclusive development. The property was completed in 2020 by a reputable local builder and to the highest of exacting standards. Upon entering the home you are greeted by a welcoming entrance hall complemented by Karndean flooring which leads off to the living room, study and WC.

The living room is a delight with its bay fronted windows and feature fireplace, providing that cosy feel to relax and enjoy with family. The entrance hall leads down to the heart of the home the expansive open plan kitchen/diner, including a range of integrated appliances to include oven, grill, dishwasher, Quartz worktops, five ring gas hob with stainless steel extractor over and breakfast bar to seat four. Sliding UPVC doors overlook the delightful private garden. The functional utility room off the kitchen/dining room completes the downstairs with the whole of the ground floor benefitting from underfloor heating.







The exquisite glass balustrade staircase leads on to the first floor, where you will find four well proportioned bedrooms, with a three piece en-suite to the main bedroom and luxurious four piece suite family bathroom. The two rear bedrooms enjoy delightful views over the roaming countryside with Beacon Fell Country Park in the distance.

Externally the property benefits from a single semi-detached garage to the front, with a gravel driveway to accommodate several vehicles. The rear garden has raised beds, paved patio area and laid to lawn with borders.

Bilsborrow is a village on the A6 Preston Lancaster Road with the popular Lancaster Canal running through the village. Bilsborrow has a primary school, John Cross Church of England, post office and local amenities including a fish & chip shop. St Hilda's Church of England Church and two public houses, the Roebuck and the White Bull, a canalside Tavern Owd Nell's Tavern, a premier Inn Hotel, a guest house and a themed thatched hamlet village with restaurant, hotel and Tavern.

Within close proximity are secondary schools Garstang community academy to the north and to the south Broughton High School and Our Lady's Catholic School. Myerscough College, Stonyhurst College and both the University of Central Lancashire UCLAN and Lancaster University can all be found within short commutable distances.

Excellent transport links exist with the M6 & M55 motorway networks a few miles to the south, northbound on the A6 Preston Lancaster Rd leads you to the market town of Garstang and further north the city of Lancaster.





## General Remarks

**Services:** The property has the benefit of mains gas, mains electricity, mains water and mains drainage. Heating is via a gas central heating system with underfloor heating to the ground floor and radiators on the first floor.

**Please note:** Armitstead Barnett 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 F

**Disclosure Content:** The property is located on an unadopted close. As such, the road and associated infrastructure (e.g. street lighting, drainage, surfacing) have not been adopted by the local authority. There is currently no formal management or maintenance agreement in place between the residents. Responsibility for maintenance falls jointly on the property owners who use the road.

**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. Some of our vendors request only physical viewings to parties in a position to proceed and some request face masks are worn and social distancing carried out throughout the viewing,

**What3words Location :** [///sweeten.beeline.simulator](https://www.what3words.com/?q=///sweeten.beeline.simulator)

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

**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**

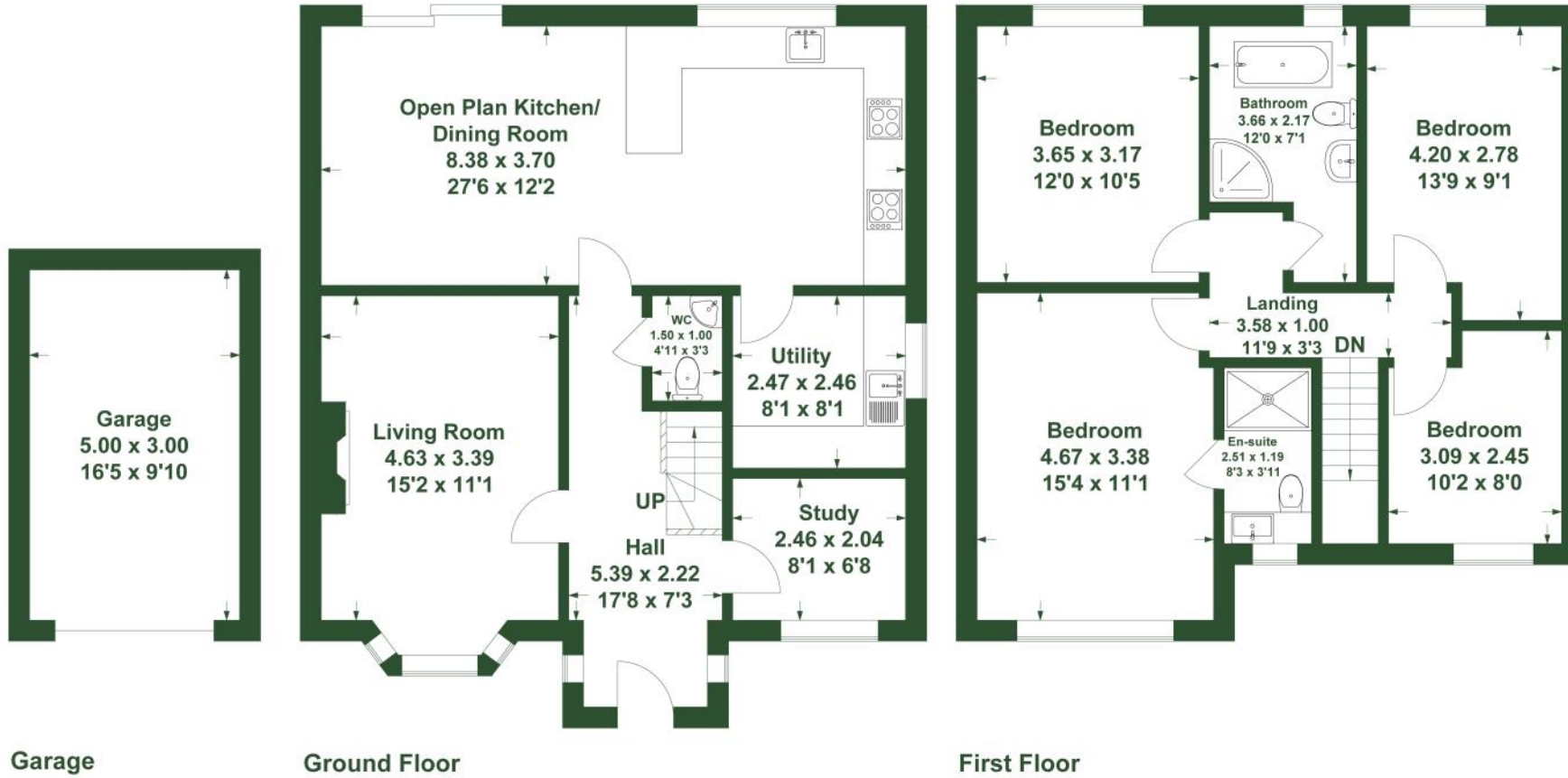
Approximate Gross Internal Area : 139.17 sq m / 1498 sq ft

Garage : 15.00 sq m / 161 sq ft

Total : 154.17 sq m / 1659 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



Armitstead 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 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 Armitstead 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 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 Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	86
England, Scotland & Wales	EU Directive 2002/91/EC	



**North Lancashire**

Market Place, Garstang,  
Lancashire PR3 1ZA

**01995 603 180**

garstang@abarnett.co.uk

**South Lancashire**

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA

**01704 859 995**

burscough@abarnett.co.uk

**Cumbria**

Lane Farm, Crooklands,  
Milnthorpe, LA7 7NH

**01539 751 993**

cumbria@abarnett.co.uk

**Ribble Valley**

5 Church Street, Clitheroe,  
Lancashire BB7 2DD

**01200 411 155**

clitheroe@abarnett.co.uk

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Barnett

