



Willowmead Park , Moss Side , Lytham St Annes, FY8 4NY

Asking Price £585,000







# Willowmead Park, Moss Side, Lytham St Annes, FY8 4NY



4 Bedrooms



2 Bathroom



0 Acres

- 
- Fabulous 4 bedroom home
  - Attractive location overlooking the attractive green
  - 2 separate reception rooms and spacious dining kitchen
  - Double garage and plenty of parking
  - Nestled between the sought after villages of Wrea Green and Lytham
  - Short drive to the M55 motorway junction
  - Ideal for those who commute across the Fylde and beyond- Train stations both Moss Side & Kirkham



This fabulous 4 bedroom home is positioned with views across the green at Willowmead Park. This fantastic semi rural development was constructed in 1997 to an exceptional standard and is positioned around a gorgeous village green style setting, the site includes fabulous communal areas for the enjoyment of all. The property is located behind the pond area in a quiet position.

The driveway offers plenty of parking ahead of the double garage. The front door opens into the porch and a further door opens into a spacious entrance hall which has a WC off with a wash hand basin set in a unit and a WC. Both the entrance hall & WC benefit from durable, LVT flooring. There are doors off the entrance hall through to both the lounge and to the study.

The lovely bright lounge has windows to the front and side of the property and offers views across the green and pond area at the front giving an open feel. Featuring LVT herringbone flooring & a woodburning style gas fire which is set in a fireplace adding a lovely focal point to the room. The study is also conveniently positioned to the front of the property and has those super views across the green area. This room benefits from a range of built in office furniture and LVT herringbone flooring- a great place to work from.



The dining kitchen is something to behold and stretches across the rear of the property in an open style layout, there are bi-fold doors which can be thrown open to allow fantastic outdoor entertaining to take place. There are a range of kitchen units with a work surface over and integrated appliances include a five hob gas burner with an extractor over, oven and microwave. There is a 1 ½ sink and drainer, dishwasher and fridge. A breakfast bar is also provided making this an incredibly sociable space. There are views out to the rear gardens - a great space for entertaining.



The utility room includes a range of units and has a point for a washing machine and dryer along with a sink area which is tucked behind a cupboard. There is a door out to the side of the property.

The staircase rises up to the first floor where there are four bedrooms in total. The principal bedroom enjoys views out across the green area and there is a walk-in wardrobe and an ensuite which includes a wash handbasin set in a unit, shower and wall mounted WC. There are three further bedrooms on the first floor and the family bathroom includes a 'P' shaped bath with a shower over, a pedestal wash handbasin, WC and a heated towel rail.

To the front of the property there are attractive lawned and bedded gardens with a patio area and further lawned gardens to the rear.

The double garage has overhead storage & a purpose built insulated room currently used as an office- this may be removed if needed.. There are electric 'up and over' garage doors and an electric car charging point

The communal areas include the large manicured, styled village green at the front of Willowmead Park whilst to the rear there are wooded areas which make this perfect for dog walking.

The property is positioned on Willowmead Park and is tucked in an area known as Moss Side which is nestled between the sought after villages of Wrea Green and the town of Lytham. There is good access to the main road and motorway network via the M55 making this a great place for those who commute



## General Remarks

**Services:** The property has the benefit of mains water, mains gas and mains electricity. Drainage is by way of a shared Klargester tank managed by the estate.

**Management charge :** There is an annual management charge for the communal areas of £1,020.

**Parking allocated and number of spaces :** Driveway for 4 cars & detached double garage.

**Construction Type :** Brick walls with a tiled roof

**Building Safety:** No issues known- Burglar alarm installed

**Restrictive Covenants :** The vendors are aware that you are not able to attach a satellite dish to the front of the house and you are not allowed to dry washing in front of the house.

**Listed building :** The property is not listed

**Conservation Area / National Landscapes :** The property is not in a conservation Area.

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

**Footpaths / Bridleways :** N/A

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

**Unimplemented Planning Consents :** None known.

**Planning Consents affecting the property :** This list is not exhaustive, we have listed those consents that the vendors feel effect the property. The house on the road opposite has permission to do renovation works to an existing property- planning reference number 22/0688 and 23/0821.

**Accessibility adaption information :** N/A

**Coal field / mining area :** Information obtained from the Local Authority and British Geological Survey

### Communications :

Broadband: Standard, Superfast & Ultrafast are available in the area

Mobile signal: EE, Vodafone, O2 & Three are 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:** Fylde Borough Council      **Council Tax:** Band G

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah Towers. 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 :** [//paves.shutting.rejoins](https://www.what3words.com/paves.shutting.rejoins)

**Money Laundering Regulations Compliance:** please bear in mind, that Amitstead Bamett 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 eaming 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**

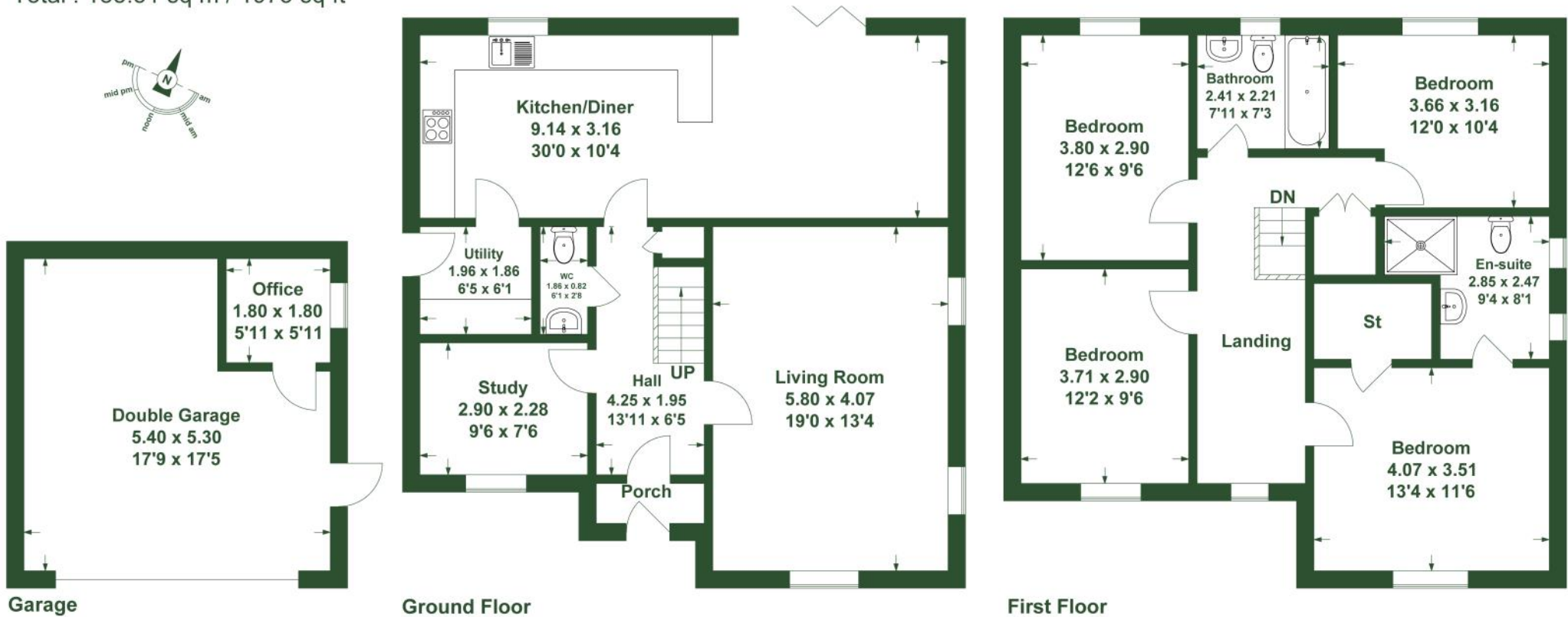


Approximate Gross Internal Area : 154.89 sq m / 1667 sq ft

Garage : 28.62 sq m / 308 sq ft

Total : 183.51 sq m / 1975 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



Amritstead 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 Amritstead 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 Amritstead 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		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	83
(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		



## North Lancashire

Market Place, Garstang,  
Lancashire PR3 1ZA  
northlancs@abarnett.co.uk  
01995 603 180

## Cumbria

Lane Farm, Crooklands,  
Milnthorpe LA7 7NH  
cumbria@abarnett.co.uk  
01539 751 993

## South Lancashire

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
southlancs@abarnett.co.uk  
01704 895 995

## Ribble Valley

5 Church Street, Clitheroe,  
Lancashire BB7 2DD  
ribblevalley@abarnett.co.uk  
01200 411 155

Stay in the loop!



[Abarnett.co.uk](http://Abarnett.co.uk)