

£225,000



Armitstead
Barnett

Lancaster Road, Scronkey, Pilling, PR3 6SQ





Lancaster Road, Pilling, Preston, PR3 6SQ

Asking Price £225,000

- Delightful 3-bedroom semi-detached home
- Spacious lounge featuring a charming brick-surround fireplace
- Kitchen/diner fitted with contemporary units
- Generously sized bedrooms
- Family bathroom completing the first floor.
- Private driveway and generously sized rear garden
- Serene countryside views; close to Pilling's local amenities
- Property offered with no onward chain



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This delightful 3-bedroom semi-detached home in the peaceful hamlet of Scronkey offers a wonderful opportunity for those seeking a quiet rural lifestyle. The property features well-proportioned living spaces, including a bright and spacious lounge. A notable feature of the lounge is the charming fireplace with a brick surround, creating a warm and inviting focal point. The modern kitchen/dine, offers a sociable area for cooking and eating. The kitchen is fitted with a range of contemporary units, providing ample storage, and includes an integrated oven and hob.

Upstairs, you'll find three bedrooms, catering to a range of needs. The principal bedroom is generously sized, while the other two bedrooms offer comfortable spaces, ideal for the growing family. A family bathroom completes the first floor.

Externally, the property benefits from a private driveway and a generously sized rear garden, offering ample outdoor space for recreation and relaxation. The garden is primarily laid to lawn, providing a blank canvas for keen gardeners, and includes a paved patio area ideal for outdoor seating and entertaining. The surrounding open countryside views create a serene and picturesque setting. Located conveniently near Pilling, this property offers a blend of rural tranquillity and access to local amenities. Viewing is highly recommended to fully appreciate this charming home.







Nestled on the picturesque Fylde Coast in Lancashire, Pilling is a charming rural village steeped in history and surrounded by natural beauty. Known for its peaceful atmosphere, Pilling is an attractive location for those seeking countryside living within reach of urban conveniences.

Pilling St John's CE Primary School serves the local area, and secondary schools are accessible in nearby Garstang or Lancaster. While Pilling feels remote, it offers good road connections to Preston, Lancaster, and the M6 motorway, making it ideal for commuters.

New carpets have been laid throughout the home, with lots of potential to further refurbish and place your own stamp on this property. Viewing is highly recommended to fully appreciate this charming home and has the added benefit of being offered to the market with no onward chain.



General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil central heating system. A new oil boiler was installed in 2024. Drainage is by way of a newly installed sewage treatment plant in 2025.

Parking allocated and number of spaces : Driveway parking

Construction Type : Brick with slate roof

Building Safety : None known

Restrictive Covenants : There are none that the vendor is aware of

Listed building : The property is not listed

Conservation Area / AONB: We understand it doesn't sit in a conservation area.

Easement, and Wayleaves or Rights of Way : We understand that there are none that affect the property.

Footpaths / Bridleways : We understand that there are none that affect the property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencies website the property sits in flood zone 3.

Unimplemented Planning Consents : There are none that the vendor is aware of

Planning Consents affecting the property : There are none that the vendor is aware of. This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : There are none that the vendor is aware of

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey. There are none that the vendor is aware of that affect the property.

Communications :

Broadband: Ultrafast is available in the area

Mobile signal: O2 available in the area

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

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

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. First registration application has been sent to Land Registry and can be expedited once a sale is agreed.

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

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan MNAEA 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 : [///sisters.studs.bulletins](https://www.what3words.com/sisters.studs.bulletins)

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

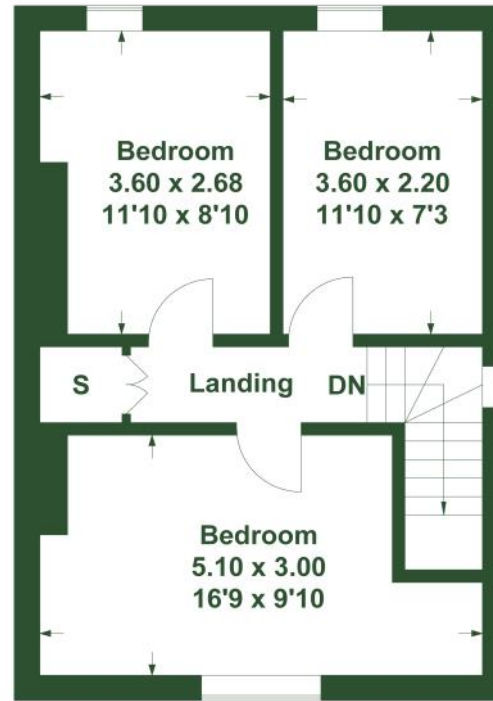
Approximate Gross Internal Area : 78.79 sq m / 848 sq ft



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



Ground Floor



First Floor

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 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 Armitstead 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		100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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