



The Rowans, Greenhalgh, Preston, PR4 3EU

Asking Price £350,000





The Rowans, Greenhalgh, Preston PR4 3EU



4 Bedrooms



2 Bathroom

-
- Detached modern family home
 - Four double bedrooms
 - Two reception areas
 - En-suite, family bathroom & ground floor WC
 - Generous plot with open aspects front and rear
 - Underfloor heating & EV charging point
 - Driveway parking, garage & enclosed rear garden
 - Semi-rural village location with excellent commuter links



This attractive modern detached home offers well-balanced and generously proportioned accommodation, ideally suited to family living. Designed with both space and practicality in mind, the property provides a contemporary layout that flows naturally across the ground floor, while maintaining clearly defined living areas. The overall feel is bright, welcoming and versatile, with excellent natural light throughout.

On the ground floor, the accommodation includes two reception areas, allowing flexibility for modern lifestyles, including home working if required. The main living space enjoys direct access to the rear garden and features a characterful focal point, while the adjoining dining area connects seamlessly with the kitchen, creating a sociable environment for everyday living and entertaining. A separate study/home office, utility area and ground floor WC further enhance the practicality of the layout.



The kitchen is fitted with a modern range of units and integrated appliances, offering ample preparation and storage space. From here, the layout remains well connected to the dining and garden areas, reinforcing the open and functional design that runs throughout the property. Additional features such as underfloor heating and an electric vehicle charging point reflect the home's modern specification.



To the first floor, the property offers four well-proportioned double bedrooms. The principal bedroom benefits from its own ensuite facilities, while the remaining bedrooms are served by a contemporary family bathroom. The accommodation is arranged around a galleried landing, which adds to the sense of space and light on this level.

Externally, the property occupies a generous plot with open aspects to both the front and rear. The rear garden is predominantly laid to lawn with patio and decked seating areas, making it ideal for families and outdoor entertaining. To the front, there is driveway parking, access to the garage, and well-kept borders, all contributing to the home's strong kerb appeal.



The property is set in an attractive position in the development and is situated in the semi-rural village of Greenhalgh, offering a pleasant balance between countryside surroundings and everyday convenience. Open fields and local features provide an attractive outlook, while excellent road links place the M55 within easy reach for commuters travelling across Lancashire and beyond. There are a good range of local schools to include both primary and secondary schools and a range of private schools to include Kirkham Grammar School. There is a train station in Kirkham, making this a fantastically accessible location. The upmarket town of Lytham is just a short drive away, the City of Preston to the east and Lancaster to the north.

General Remarks

Services: The property has the benefit of mains water, mains electricity, heating is by way of air source heat pump. The property is served by private drainage via a communal sewage treatment system, which is managed and maintained through the The Rowans Management Company.

Parking allocated and number of spaces : The property benefits from its own garage and driveway for 2/3 cars

Construction Type : Brick and tile

Building Safety: N/A

Restrictive Covenants : N/A

Leasehold: The term of the lease is 100 years from October 2013. There is an annual service charge of approx £1300 for the maintenance of the development and a ground rent of £120 per annum.

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 Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: EE available in the area

Mobile signal: EE, Three, Vodafone, O2 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 Leasehold with vacant possession upon completion.

Local Authority: Fylde 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 : [//eyebrows.revamped.perfume](#)

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 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

Use of AI : Armitstead Bamett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement

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.

Please note that the images were taken March 2026

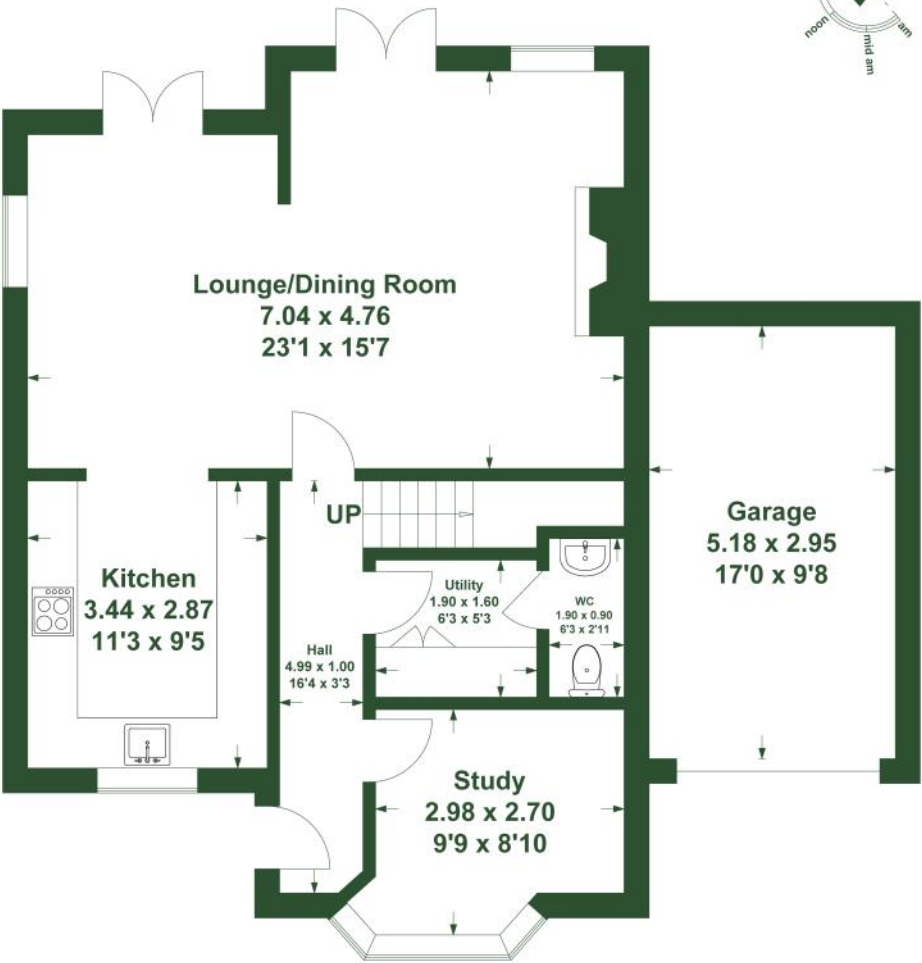
SUBJECT TO CONTRACT



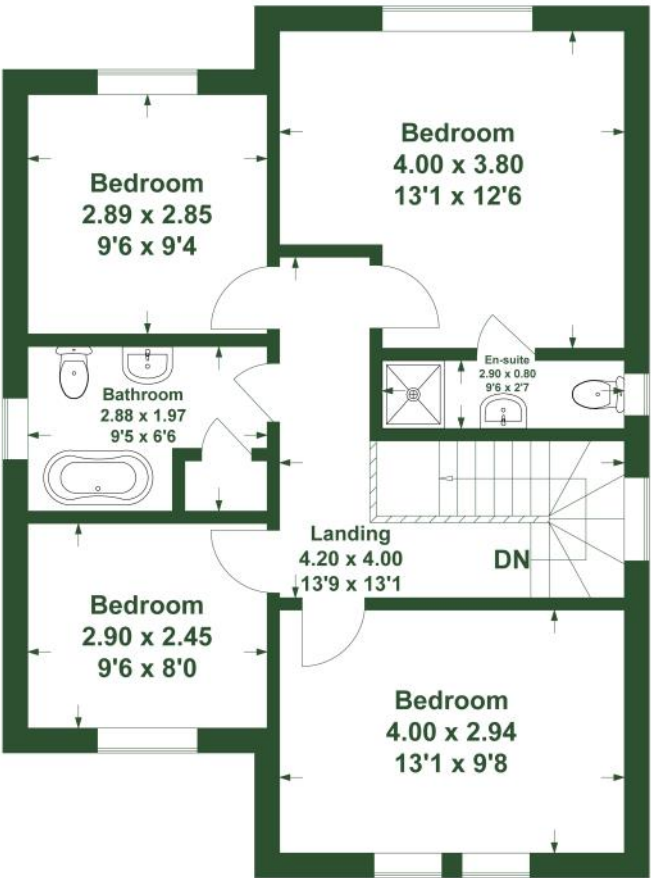
Approximate Gross Internal Area : 128.06 sq m / 1378 sq ft
Garage : 15.28 sq m / 164 sq ft
Total : 143.34 sq m / 1542 sq ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
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



Abarnett.co.uk

Stay in the loop!

