

£ 525,000



Plot 9

Armitstead
Barnett

Foundry Court, Treales Road, Treales, Preston, PR4 3SD





Treales Road, Treales, Preston, PR4 3SD

Asking Price £ 525,000

- Final 3 homes on this lovely semi-rural site
- Fabulous front south facing views
- 4/5 bedrooms
- Underfloor heating throughout the ground floor
- Solar PV and battery storage
- Bluetooth speakers
- Car charging point.
- 2 parking spaces at the front and large single garage



5



3



Plot 9



Plot 9

The final three homes on Foundry Court are due to be completed this year. Positioned to make the most of the rural views, these gorgeous homes will offer fabulous well-presented accommodation throughout. Each house has parking for two cars and a pathway to the front of the property.

At the front there is landscaping to welcome your arrival. The properties have an attractive double fronted nature and an open porch at the front.

A part glazed door opens into the entrance vestibule where there are doors off to various ground floor rooms with oak veneered doors and a spindled staircase which rises up to the first floor.

The lounge has a square bay window to the front of the property enjoying those lovely views and a 5 kw woodburning stove will be positioned on one wall. This will have a stone flagged hearth and an oak beam over giving a cosy focal point to this lovely room. Double oak veneer glass painted doors open into the living kitchen allowing natural light to flow through.

The living kitchen area will be completed with a German kitchen with quartz work surfaces along with Samsung appliances which include a fridge freezer, combi oven, oven, induction hob with extractor over along with integrated appliances to include dishwasher. A 1 ½ sink and drainer will also be provided and there are Bluetooth speakers. Patio doors lead out to the rear patio and garden areas. There is plenty of space for dining and lounging and when the doors open up into the lounge this is a fabulous space for entertaining.



Plot 9



Plot 9

The utility room has a point for a washing machine along with a sink and a range of units. The underfloor heating manifolds are also found in this area. A door leads through to the garage which will have black flagged tiling and electric up and over doors.

The 5 kw solar on the roof will have 5.1 kw batteries which are stored in the garage along with the car charging point

A study is also found off the entrance hall which will have a window to the front of the property.

Plots 9 & 11

A staircase rises up to the spacious first floor where there are five bedrooms in total. The principal bedroom has a shower ensuite as does the second bedroom. A family bathroom will also be provided.

Plot 10 (middle property)

Has four bedrooms, a principal with a shower ensuite and a family bathroom

The gardens areas are due to be turfed and there is also an expanse of patio provided.

Positioned just a short drive away from the amenities of Kirkham and Wesham which include a range of shops, supermarkets, schools and healthcare providers. Kirkham is also home to Kirkham Grammar School and other private schools in the area include AKS and Rossall with bus links locally. There is good access on to the main road network making commuting across the Fylde good and for those who travel further afield the M55 junctions make getting to the M6 easy. A train station is provided at Kirkham just a short stop to the main line station at Preston.

KITCHENS / UTILITY

German kitchen furniture - LINE N True handleless, door front choices are from PG1 only, anti-slip mats to all drawers, integrated pull out bin, Aluminium sink base protection plates & cutlery insert

- 20mm Quartz up to PG1 kitchen & utility - 2 x inset sink cuts
- Single oven - SAMSUNG
- Oven/microwave - SAMSUNG
- 80cm induction hob - SAMSUNG
- 80cm freestanding extractor
- integrated 70/30 fridge/freezer - SAMSUNG
- Integrated dishwasher - SAMSUNG
- Utility with space for washer/dryer
- Utility German to Match
- Utility Quartz to match

BATHROOMS

- Fully Tiled Bathrooms
- Centre fill Baths
- Chrome finishing
- Sunken Bath tiled

SAFETY & SECURITY

- Smoke & Heat Detectors
- Alarm System

FINISHES

- Herringbone flooring to downstairs of property
- Carpeted Lounge and Study downstairs
- Carpeted upstairs
- Brushed chrome Treads
- Tiled Garage flooring - Dark Gray with decoupling membrane
- Garage Floor - Screeded under tiles not concrete
- Oak staircase with oak twisted spindles
- Oak mantle above fireplace
- Stone Based Fireplace
- 5Kw Log Burners
- Oak Door throughout the property
- Black Door fittings - Hinges and Handles

GENERAL

- Double glazed windows
- Zoned underfloor heating into downstairs rooms and thermostatically controlled radiators to upstairs rooms.
- Log burner installed
- Sound Insulation within the ceiling to help heat retention within rooms and prevent sound upstairs down and vice versa
- Double Boarded Garage ceiling
- Double Boarded Bathrooms
- Plasterboard Garages with painted finish

ELECTRICAL

- Brushed chrome down lights throughout - Dimmable option on fittings, colour changing from Cool white, White and Warm white (Behind fittings)
- Brushed chrome sockets - With white sockets behind TV areas
- Matt Black Thermostats
- Bluetooth Speakers within the Kitchens
- Electric Garage Doors
- Matt Black Stair Pendant
- Matt Black Kitchen island Pendant

OUTSIDE

- Front porch - Painted with Tiled Roof
- Fencing - Full feather board both sides
- Gray Indian Flags, Front, side and Rear
- Charcoal block paved driveways to fit X2 Cars (Off Road)
- Planted flower beds to the front
- 3 Trees in the rear garden
- Garden Gates on each side of the property

SOLAR PANELS

12x 400w all Black Panels (4.8Kw) of Solar PV and a hybrid inverter with 5.12 kWh of battery storage to allow the addition of battery storage in the future. App Controlled system to monitor the House usage, Solar Generation and Battery percentage.

General Remarks

Services: The property has the benefit of mains water and mains electricity. There are solar panels on the property. Heating is by way of a ground source heat pump. Foul drainage is via a sewerage treatment plant.

Parking allocated and number of spaces : Parking is available on the drive and in the garage.

Construction Type : Timber frame, block, brick and render. Tiled roof.

Management Fees : There are monthly site management fee via Foundry Court Sales Ltd, paid by all home owners on Foundry Court (circa £30 per month), to cover annual discharge licence, treatment plants, maintenance, emptying, hedge cutting and weeding and contribution to road maintenance in the future.

Building Safety : N/A

Restrictive Covenants : No large commercial vehicles or caravans.

Listed building : The property is not listed.

Conservation Area / AONB : 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 : None known.

Planning Consents affecting the property : Smithy Farm to the north-rear of the property are currently completing house build. This list is not exhaustive, we have listed those consents that the vendors feel affect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: BT Fibre is provided to the house.

Mobile signal: EE, O2 and Vodafone 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.

Please note: Armitstead 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: Preston City Council **Council Tax Band** TBC

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M 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 : ///angle.hoot.wove

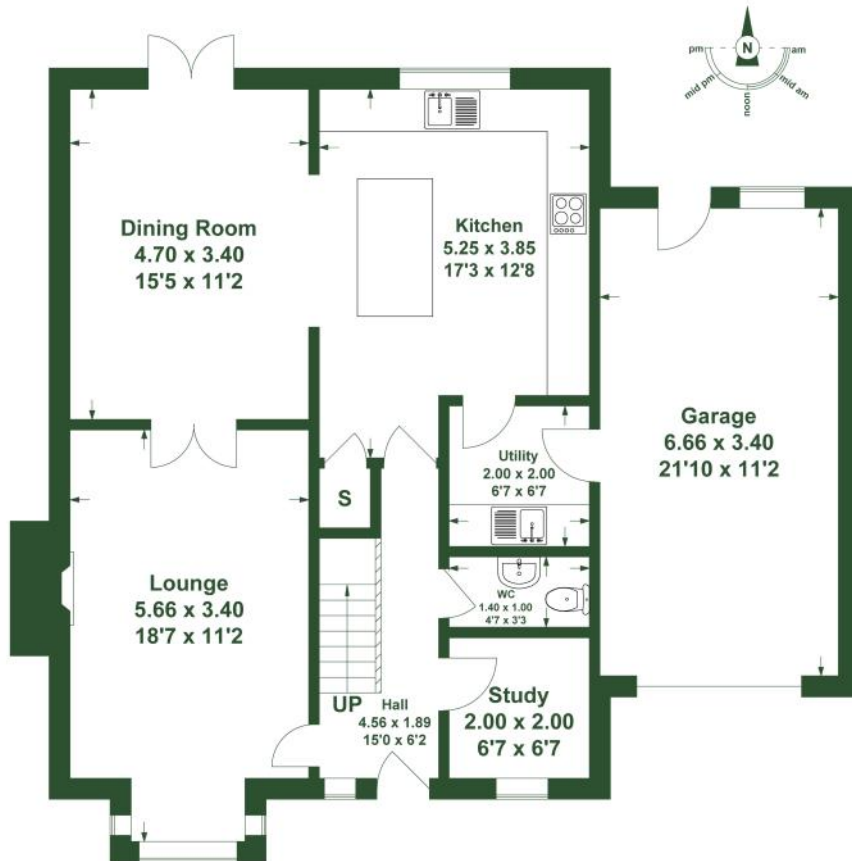
Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also 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

SUBJECT TO CONTRACT

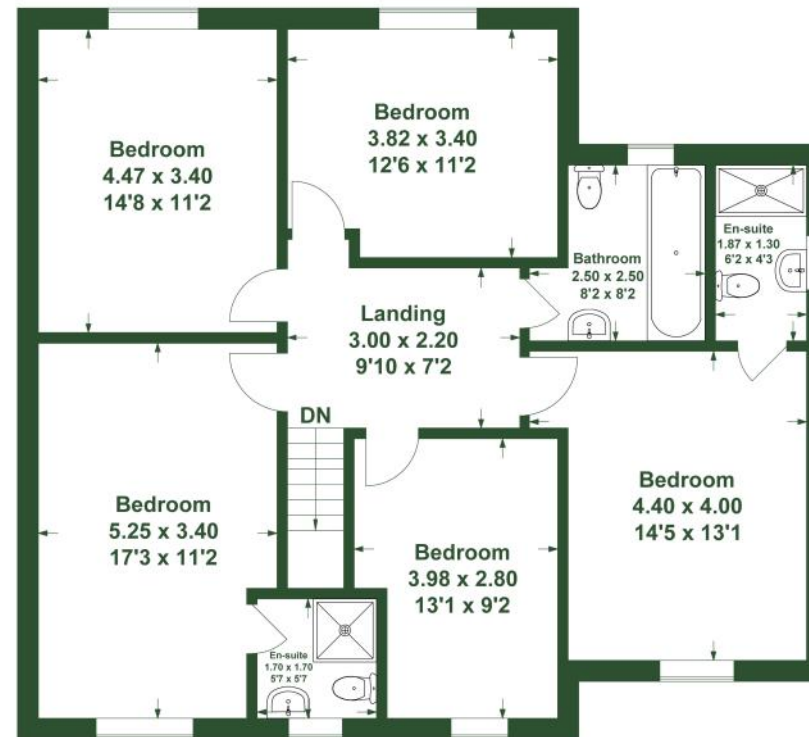
Approximate Gross Internal Area : 172.40 sq m / 1856 sq ft
 Garage : 22.64 sq m / 244 sq ft
 Total : 195.04 sq m / 2100 sq ft



Ground Floor

Plot 9

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



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



Views

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