

Offers over £325,000



Armitstead
Barnett

The Laurels, Weeton, PR4 3NQ





The Laurels, Weeton, Preston, PR4 3NQ

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- Attractive 4 bedroom, 2 reception room home
- Super low maintenance gardens to the rear with garage
- Fantastic village location with amenities including a village primary school, village Hall, park, church and public house.
- Good access to the main road and motorway network
- No onward chain



4



2



A lovely 4 bedroom home set in the heart of the Village of Weeton. The property was constructed in 2015 and is located on the desirable Jones Homes development

Ideally located for village life this property is within walking distance of "The Eagle" a gastro pub that people travel far and wide to dine in, the village hall, Weeton Primary School and is just a short drive to the villages of Wrea Green and Singleton and also the Market Town of Kirkham. Senior schools are found in Kirkham, Poulton and Lytham. Motorway access is at junction 3 of M55 and there is good access to the main road and motorway network. Kirkham and Wesham train station is a short drive which links to the mainline station at Preston, making it a great choice for the commuter that would like to live a little more ruraly.

The front door opens into the entrance hall where there is a WC off, storage cupboard, doors to various ground floor rooms and a staircase rises up to the first floor. There is a timber effect laminate flooring throughout the whole of the ground floor.

There are two reception rooms to one side of the house with one being utilised as a study which has an attractive bay window to the front of the property. The lounge enjoys patio doors out to the rear gardens providing plenty of natural light to the room.

The open plan dining kitchen includes a range of high gloss kitchen units with a contrasting work surface over, 1 ½ sink and drainer along with integrated appliances including a double oven, gas hob with extractor over, dishwasher. There is a bay window to the front of the property and a window to the rear creating a lovely light space.

The utility room includes a range base unit, there is a sink along with a point for a washing machine. The boiler can also be found here.





From the hall the staircase rises up to the first floor landing which has windows out to the rear of the property along with a cistern cupboard and a further storage cupboard.

There are four bedrooms in total. The principal bedroom has a window to the front of the property and a range of fully fitted high glass wardrobes. The principal ensuite has fully tiled walls and floor and includes WC, pedestal hand basin and a shower cubicle. The second bedroom has a window to the front of the property and the two further bedrooms enjoy views over the rear gardens.

The family bathroom includes heated towel rail, WC, pedestal wash hand basin, bath and separate shower with fully tiled walls and floor.

The property is entered from The Laurels and has a tarmacadam drive to the side which leads through to a single garage. The garage has a manual up and over door along with a pedestrian door to the garden. To the front are lawned and bedded gardens along with a flagged path to the front of the property.

The rear gardens have been landscaped to ensure this garden is attractive yet easy to maintain. The use of artificial lawn, decked areas and some flower beds gives a lovely appearance and one that can be enjoyed all year round.

This property must be seen to appreciate the well thought out spacious family accommodation that it affords.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Parking allocated and number of spaces : The property benefits from a private driveway located on the property. The driveway can accommodate two cars.

Leasehold : 999 years lease that started April 2015. The ground rent is £275 For further information contact the selling agents.

Construction Type : Standard brick and mortar construction.

Building Safety : N/A

Restrictive Covenants : N/A

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 : None known.

Planning Consents affecting the property : None known. 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 Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: EE available in the area

Mobile signal: Vodafone, EE, Three and 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 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 E

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 : ///plankkeep.sumames

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

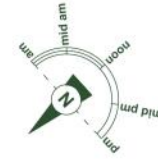
Estate Agents Act 1979 : Please note that the vendor of this property is a relative of a partner of Armitstead Bamett LLP.

SUBJECT TO CONTRACT

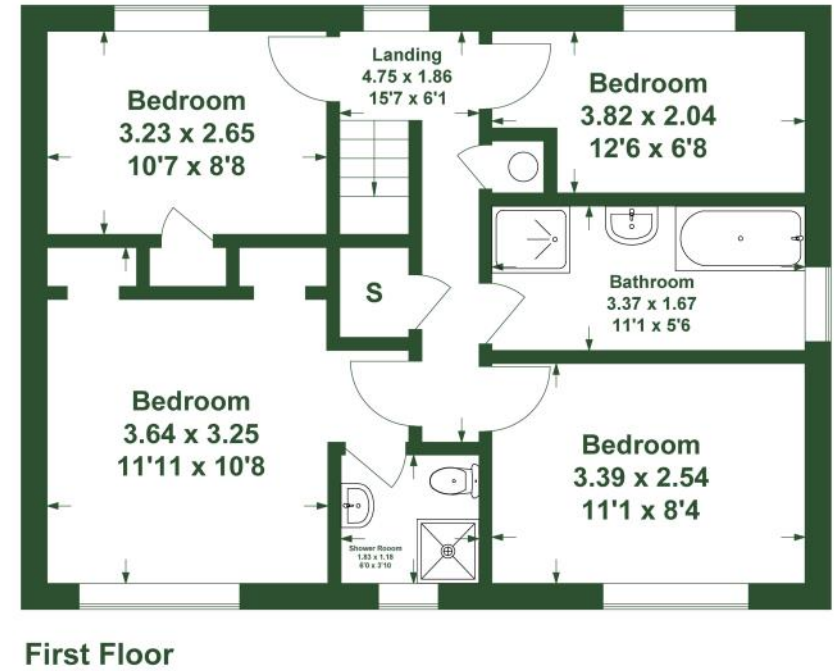
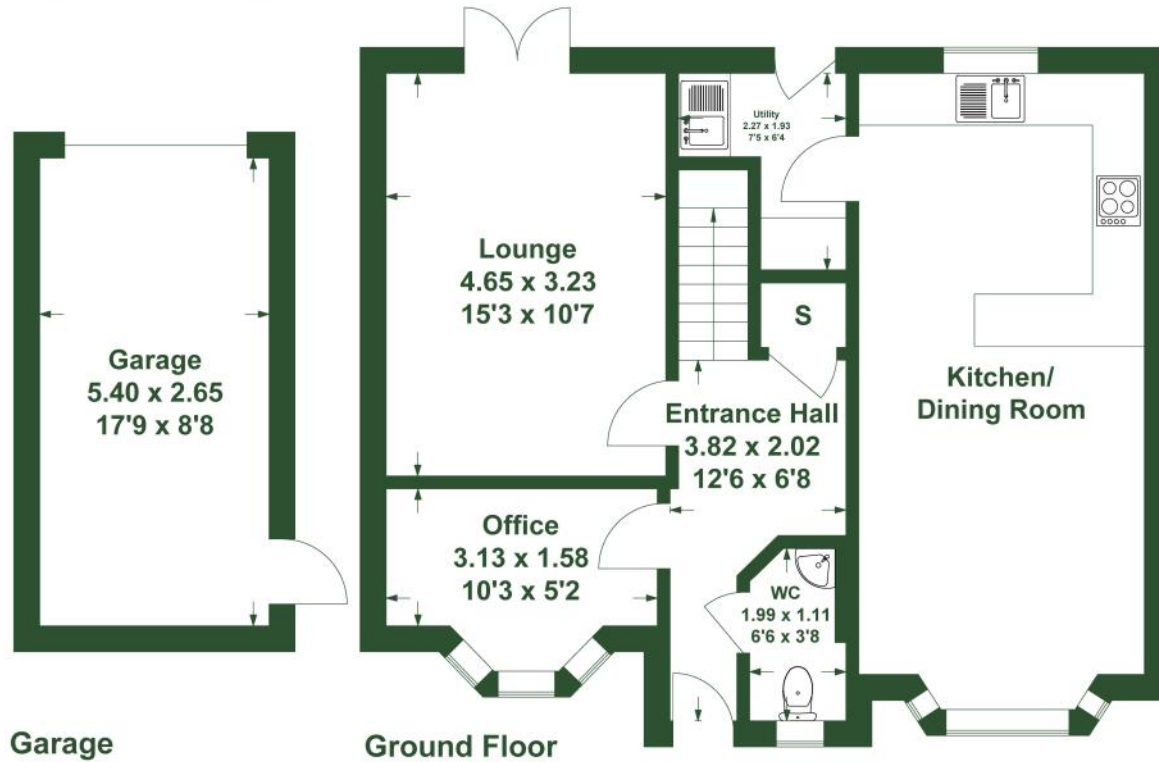
Approximate Gross Internal Area : 117.35 sq m / 1263 sq ft

Garage : 14.31 sq m / 154 sq ft

Total : 131.66 sq m / 1417 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 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		
69-80	C	79 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 895 995

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