

O.I.R.O. £800,000



Armitstead
Barnett

Catforth Road, Catforth, Preston, PR4 0HH





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Offers in the region of £800,000

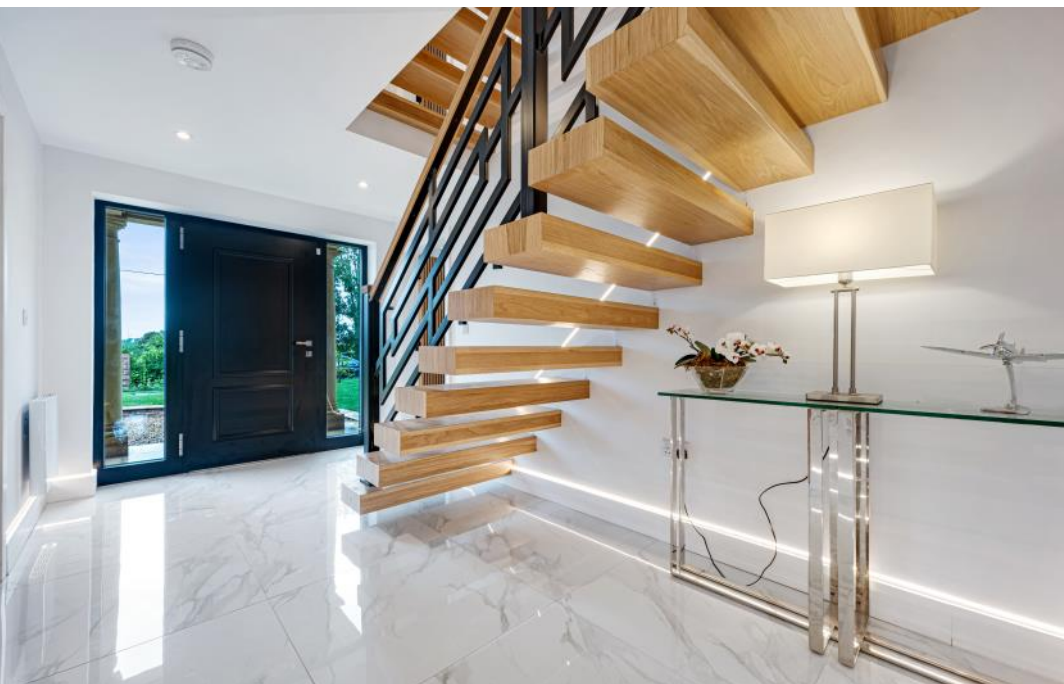
- Incredible recently constructed home
- Living dining kitchen, 2 further reception rooms, ground floor WC
- 5 bedrooms and 4 bathrooms
- Built with energy efficiency in mind – Solar PV, Zero Carbon Fabric
- Good specification throughout
- Sizeable plot with double garage
- Fantastic summer house with water and electricity
- Lovely semi-rural location
- Good access to the main road and motorway network



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A showstopping home that is sure to create a wow! Energy efficient 5 bedroom home that has a period feel yet is recently constructed with modern living spaces and those luxuries we have come to enjoy! The specification throughout is excellent with good quality bathroom and kitchen fittings along with an impressive staircase

Set in a super plot in the village of Catforth, this home is likely to be of interest to those who need accessibility and also enjoy the more rural type location. The village itself has a village hall and primary school, with Broughton being a short drive with further amenities and motorway links. Senior schools can be found in Broughton, Kirkham and Garstang, whilst private schools include Kirkham Grammar School, AKS, Stonyhurst and Rossall School. The main line station is found in Preston, giving great accessibility along with the motorway links at Fulwood on to the M6. Located within a short drive to the upmarket coastal town on Lytham to the West and the Forest of Bowland National Park to the East, along with an array of footpaths and canals in the locality, there is plenty of opportunity to enjoy the outdoors.

The property has a low wall with railings at the front and the driveway opens out to a parking area at the front and ahead of the double garage. The impressive nature of this property is evident from the outset



The front door sits under an open porch and opens into a fabulous entrance hall. The tiled floor continues from here into the living kitchen and there are doors off to the other ground floor reception rooms. Either side of the entrance hall there is a study and a lounge, each with windows overlooking the front of the property and each well positioned from the living kitchen giving the opportunity for a quieter space to retreat to.



The living dining kitchen is likely to be the hub of the home, a super space to gather and enjoy with family/friends. There is plenty of space for lounging and dining and 2 bifold doors are provided to ensure the house is great for outdoor entertaining and making the most of the spacious gardens. The kitchen area has a range of kitchen units with a striking quartz worksurface including a central island with a highly sociable breakfast bar. The well equipped kitchen includes Liebherr fridge with a water dispenser and ice tower, combi oven, wine fridge and a point for a range cooker with an extractor. A Quooker tap, prep sink and further sink are also included along with under counter lighting. A media wall is found at the end of the "L shaped" room which includes a bioethanol contemporary fire giving a lovely ambience

The utility room has a point for a washing machine and drier along with a sink and a range of units.





The superb staircase rises to the first floor landing and continues to the second floor, giving a towering feeling.

The first floor has 3 bedrooms in total. The principal bedroom enjoys views to the front of the property and includes a dressing area and an ensuite. The ensuite has a walk-in shower, wash basin set in a unit, heated towel rail and WC. The second bedroom also has a shower ensuite. The third bedroom enjoys views to the rear. A spacious family bathroom includes a double ended bath, walk in shower, WC, wash basin and a heated towel rail. Bathrooms on the first floor have Bluetooth mirrors.

The second floor has two further bedrooms and also a shower room which has a walk in shower, wash basin in unit and WC. A lit mirror is provided.





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There is a sizeable patio at the rear which heads out to an expanse of lawn. New boundary fences are being placed. There is plenty of scope to add your own personality to the garden area. The garage has electric doors to both the front and rear.

The summer house would make a great home office/gym and has patio doors to the garden. It is 4.8 x 2.8 metres. Water and Electric are provided to this building.



General Remarks

Services: The property has the benefit of mains water and mains electricity. The heating is an electric system. Foul drainage is via a water treatment plant which complies with current regulations. There is an electric vehicle charging point.

Parking allocated and number of spaces : There is space available for 6 cars on the driveway and in the garage.

Construction Type :Timber frame with brick cladding.

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 : Some of the drainage arrangements cross adjacent properties

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 3.

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. Please insert any relevant information

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 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.

Local Authority: Preston City Council **Council Tax:** G

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 : ///lamps.innocence.thighs

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.

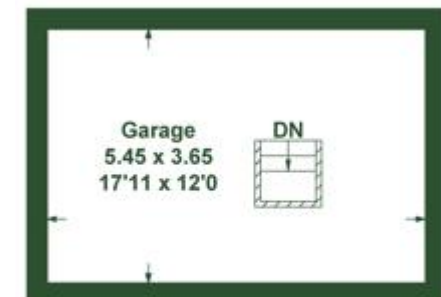
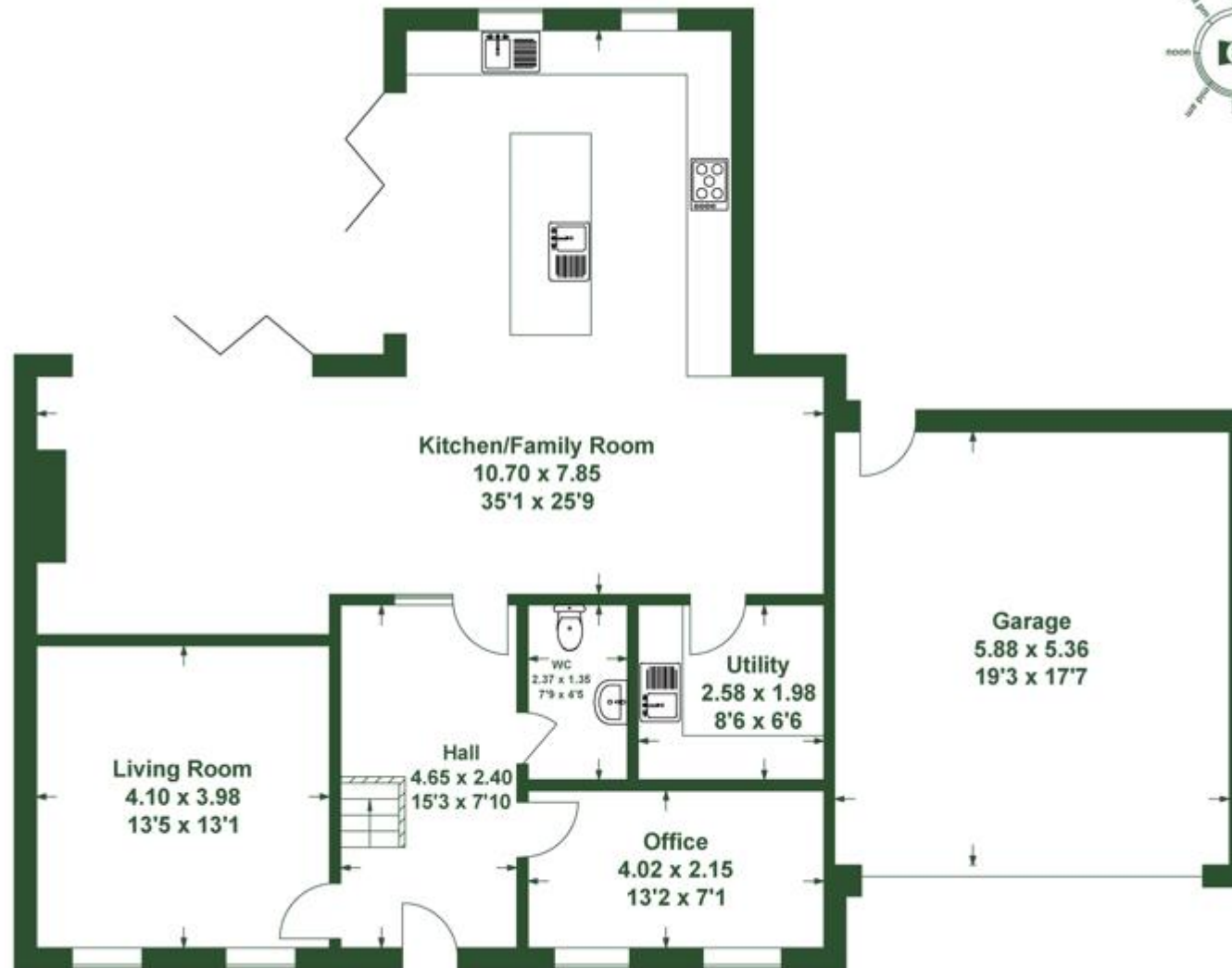
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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 : 249.30 sq m / 2683 sq ft
 Garage : 51.31 sq m / 552 sq ft
 Total : 300.61 sq m / 3236 sq ft

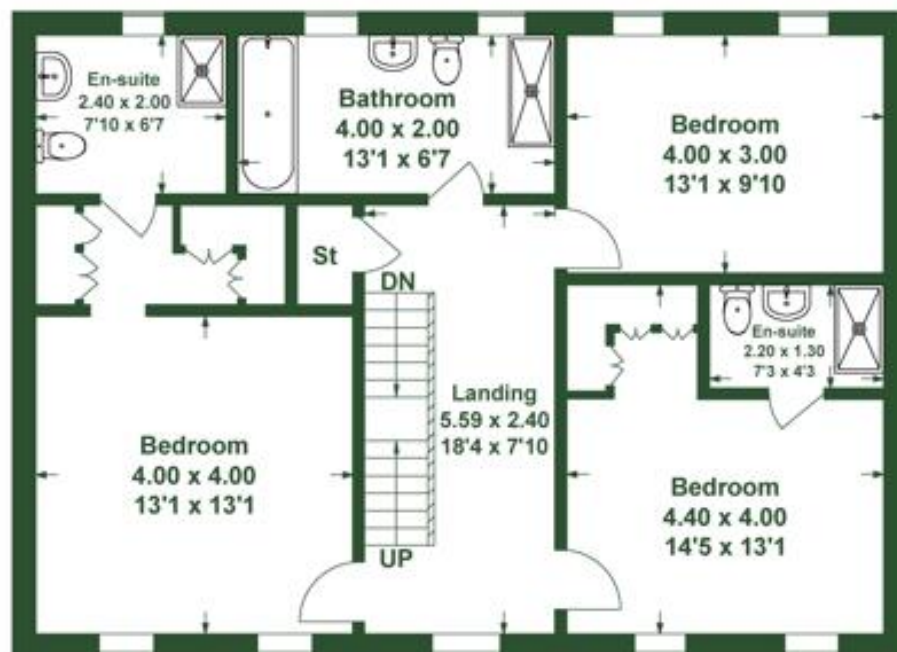


Garage First Floor

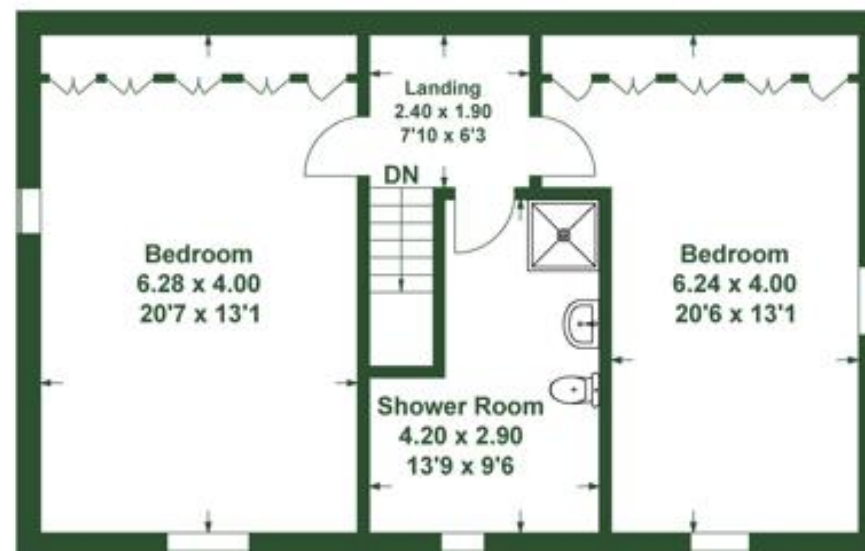
Ground Floor



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



Second Floor

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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 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		82 B	91 B



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