

Offers over £275,000



Armitstead  
Barnett

Kirkham Road, Freckleton, Preston, PR4 1HU







## Kirkham Road, Freckleton, Preston, PR4 1HU

Offers over £275,000

- Single development opportunity
- 4 bedroom detached home in need of refurbishment
- Potential to replace the dwelling subject to gaining any necessary consents
- Lovely semi rural position
- Option to purchase some more land to add to the plot by separate negotiation
- Good access to the main road and motorway network



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A 4 bedroom detached home which has so much scope for refurbishment to bring it up to modern tastes and specifications. The house offers a dining kitchen, lounge, dining room and hall, along with a washroom WC and garage on the ground floor. The first floor has 4 bedrooms and a family bathroom.

Positioned along Kirkham Road with a lovely semi-rural feel, the house is within walking distance of Strike Lane primary school and the amenities of the village of Freckleton beyond, including, shops, another school, library, pub and playground. There are lovely walks along the estuary in the locality and the up market town of Lytham is just a short drive away. Senior schools are found in Lytham and Kirkham, and independent schools include AKS Lytham and Kirkham Grammar School. There are good links to the main road and motorway network and a mainline station in Preston – making the location an excellent choice for commuters.

The drive leads from Kirkham Road to the side of the house with plenty of space for parking ahead of the garage.

The front door opens in the spacious entrance hall which has doors off to various ground floor rooms and an open tread staircase to the first floor and views to the front of the house









The lounge has views to two sides and a fireplace. The dining room also has windows to 2 sides ensuring a lovely bright space. The kitchen has a range of units, a point for a cooker and a single sink and drainer. The rear entrance has a WC and washroom off along with access to the garage (electric garage doors)

The staircase rises to the first floor landing where storage is provided and there is a window to the side of the property. There are 4 bedrooms, 2 with views to the front and 2 with views to the rear of the property. The family bathroom includes a bath, pedestal wash basin, WC and heated towel rail.

The property is set back from Kirkham Road with a lawned garden at the front and rear and also a driveway leading through to the garage. The driveway gives plenty of opportunity for off road parking. This property offers scope for a buyer to make this home their own and opportunity to display their own tastes and specifications through refurbishment



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## General Remarks

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

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

**Further land :** There is potential to purchase additional area of ground at the rear to give scope for a further extension, this can be discussed with the agents.

**Construction Type :** Brick

**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 Agencys website the property sits in flood zone 1.

**Cable Route** We understand it is planned for underground cables to be placed in the ground in the land adjacent for the Morgan and Morecambe Offshore Wind Farm. Plans are available at the agents offices.

**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 and Three are 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:** 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 Freehold with vacant possession upon completion.

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

**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 :** ///submits.rocker.stated

**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.

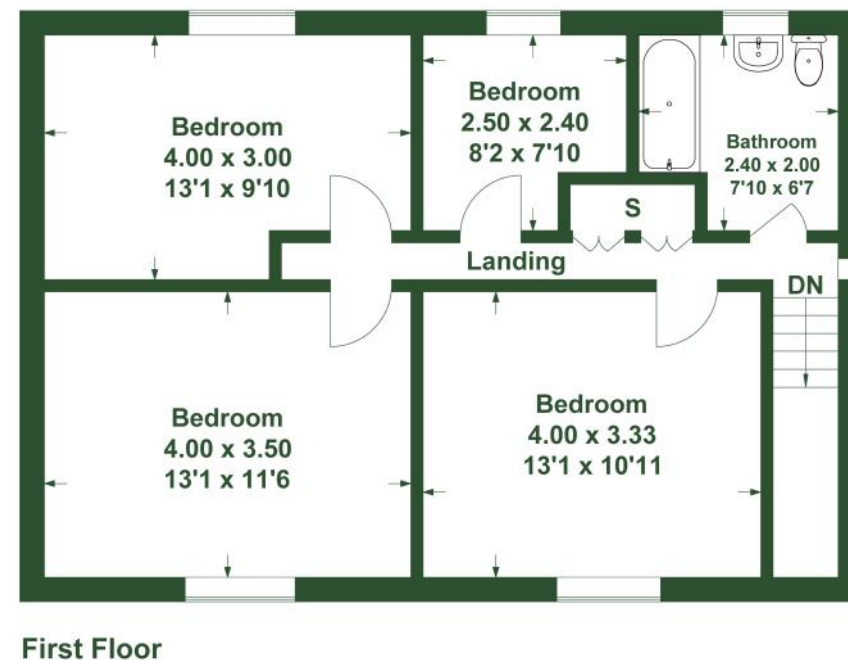
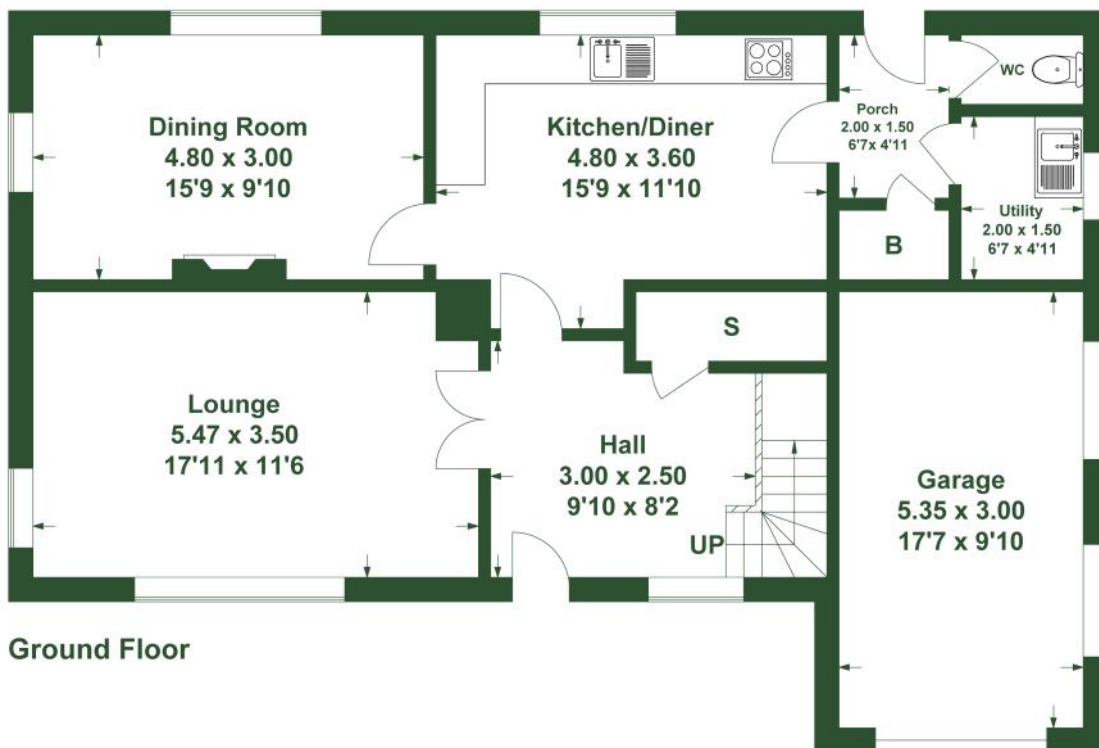
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**

Approximate Gross Internal Area : 139.12 sq m / 1497 sq ft  
 Garage : 16.05 sq m / 173 sq ft  
 Total : 155.17 sq m / 1670 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 to 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		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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Views

### 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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