



Langton Lane, Wrea Green, Preston, PR4 2FB

O.I.R.O. £495,000







Langton Lane, Wrea Green, Preston PR4 2FB



4 Bedrooms



2 Bathrooms

-
- Super 4 bedroom home
 - Living kitchen, lounge, integral garage
 - 4 bedrooms, 2 bathrooms
 - A great plot, open at the rear
 - Lovely village location, within walking distance of the amenities
 - Good access to main road and motorway network



Is village life for you? This gorgeous family sized home sits in the sought after and picturesque village of Wrea Green. Sat in a lovely plot, which has a wooded area beyond the boundary and offers a well presented family home.

The property sits along Langton Lane and is within walking distance of the village centre. Wrea Green is a charming village with a picturesque village green, primary school, church, church hall, shop, "The Grapes," the "Institute", Dizzy Ducks Bistro, a Thai Restaurant, Dentist, hair dressers, The Villa Hotel and Ribby Hall holiday village with all those wonderful leisure facilities! There is a lot going on in this lively village, but Langton Lane is tucked just outside the centre. Senior schools are found in Kirkham and Lytham, with a private school offering at Kirkham Grammar School and AKS Lytham. There is a train station at Kirkham and Wesham and a range of super markets in both Lytham and Kirkham. The main line station is in Preston. There is good access on the main road and motorway network making this a great choice for commuters.



A block paved drive sits ahead of the garaging and a lawned and bedded garden. The front door opens into the entrance hall which has a vaulted ceiling with Velux, giving a spacious and welcoming feel to this space. There are doors off to the main ground floor rooms, there is an understairs cupboard and the WC is found off here.

The lounge is a spacious room with views to the front of the property. The living kitchen is likely to be the hub of this home with plenty of space for both dining and lounging. There are windows, patio doors and bifold door to the rear ensuring that there is plenty of natural light, a perfect place to enjoy gathering family and friends both outdoors and in! The kitchen area has a range of units with a work surface over and integrated appliances include; gas hob with extractor, fridge freezer, dishwasher and washer drier. There is also a 1.5 sink and drainer. A door leads directly from the kitchen to the garage which is a great practical layout. The garage has a manual up and over door.



The staircase rises to the landing area, again the benefits of the vaulted ceiling and window can be felt here. The doors lead off to the 4 well presented bedrooms. The principal bedroom has views to the rear and includes a shower ensuite. There are 3 further bedrooms and the family bathroom has a bath with a shower head fitting, shower, WC, wash basin in unit and a heated towel rail.

To the rear there is a flagged patio and lawned gardens set within a close board fence, a space a buyer can make their own or simply enjoy the space as it is.



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.

Service charges : There is an annual service charge of £207.49 for the green areas of the estate to be looked after.

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

Construction Type :Brick under slate

Building Safety: N/A

Restrictive Covenants : None known.

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 : Non 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 available in the area

Mobile signal: EE, Three, Vodafone 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.

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 Freehold with vacant possession upon completion.

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

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 : //coiledges.imposes

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.

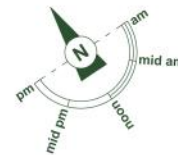
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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

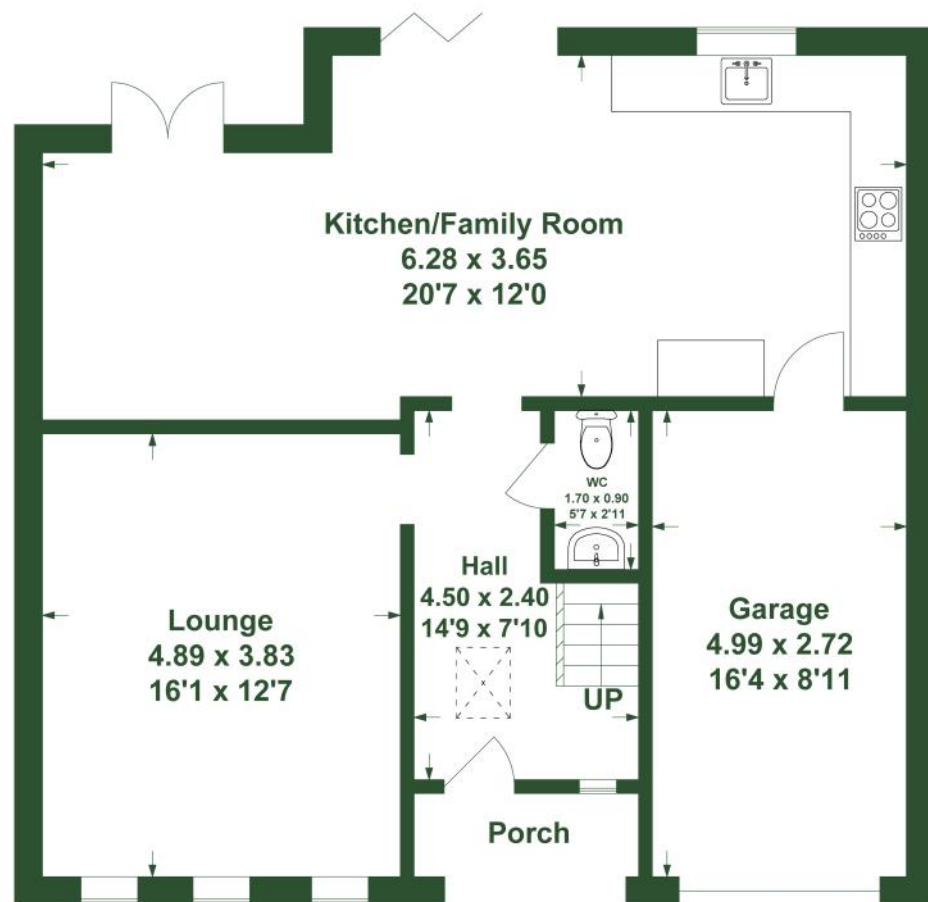
SUBJECT TO CONTRACT



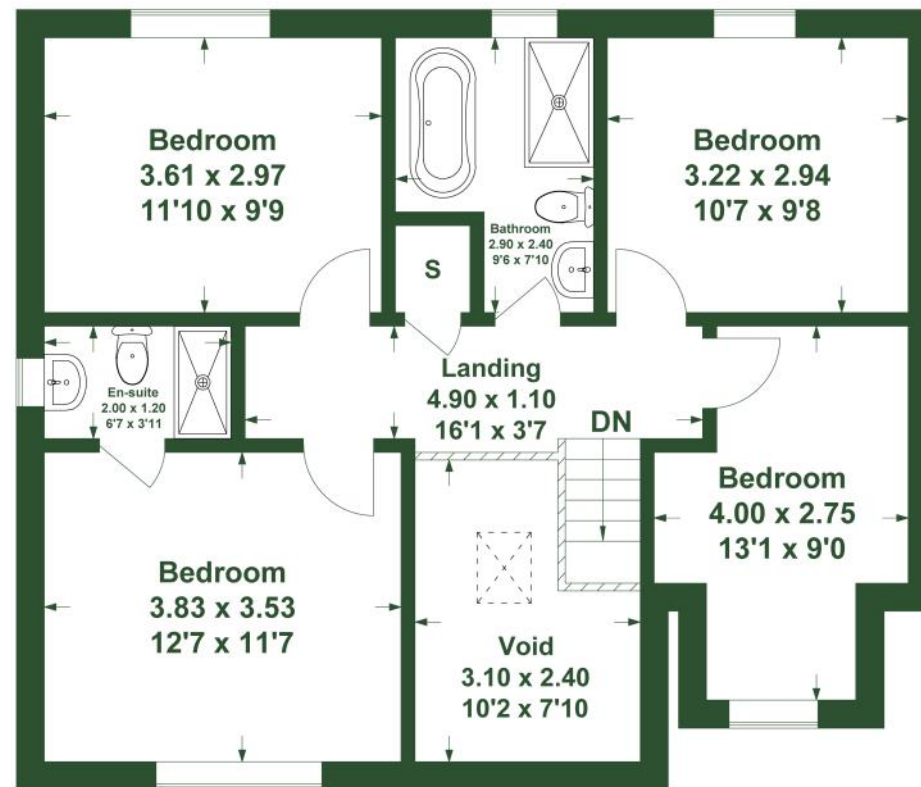
Approximate Gross Internal Area : 131.53 sq m / 1416 sq ft
 Garage : 13.57 sq m / 146 sq ft
 Total : 145.10 sq m / 1562 sq ft



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		
69-80	C	79 C	87 B
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

Stay in the loop!



Abarnett.co.uk