



Button Street, Inglewhite, Preston, PR3 2LE

O.I.R.O £695,000







## Button Street, Inglewhite, PR3 2LE

Offers in the region of £695,000



3 Bedrooms



4 Bathrooms

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- Spacious home with so much potential
  - 3 reception rooms, 3 bedrooms, 4 bathrooms
  - Fantastic plot on the edge of the village of Inglewhite
  - Super rural views towards Beacon Fell
  - A short drive to the A6, Goosnargh and Barton
  - Good access to the main road and motorway network



This fabulous property is set in a highly attractive position on the edge of the popular village of Inglewhite. This spacious home has so much potential to alter to suit a buyers own tastes and specifications, currently offering; entrance vestibule lounge, snug, conservatory, dining room, kitchen, shower room and utility with integral garage to the ground floor, and 3 bedrooms and 2 bathrooms to the first floor. With plenty of parking and gardens along with a further double garage, this home has a lot to offer.

Gates open to reveal a large parking area ahead of both a double garage and a single integral garage at the front. There is plenty of parking for multiple vehicles. On entry it is clear to see the type of calibre of property and potential that this home has. The super position lends itself to a purchaser looking to make this home their own. Double timber doors open to the entrance vestibule and a further door opens into the lounge.



The lounge is a superb and spacious room with window to the front allowing plenty of natural light to flood the room. A wood burning stove is set in a stone fireplace ensuring a welcoming feel. The snug is found off this room and gives views to the side of the property with part glazed double doors that lead through to the conservatory. The conservatory is a super space to enjoy the views over the gardens. There are patio doors out to the gardens and the room has oak floors.





The dining room has a bay style window to the front, another lovely room.

The kitchen enjoys views to the rear and includes a range of wall and base kitchen units with a complementary central island with contrasting work surfaces. Integrated appliances include; hob, extractor, wine cooler, double oven, microwave, fridge, freezer. There is also a double sink.

The utility room has a sink and drainer and a range of units, there is also a point for the washing machine. The garage is integral and has manual up and over doors.

The staircase rises to the first floor where there are 3 spacious bedrooms. The Principal bedroom has potential to make an additional bedroom space subject to gaining any necessary consents. The current layout provides for a bedroom space and sitting area with Juliet balcony looking out towards Beacon Fell. Imagine yourself here with a coffee and the paper! A walk in wardrobe is included along with an ensuite which has; a shower, wash basin in a unit, bidet and WC along with a heated towel rail.

The second bedroom has views to two sides and a shower ensuite. The third bedroom also looks out across the gardens. The family bathroom has a bath, WC and wash hand basin







A detached garage sits alongside the house and has an electric up and over door along with a personnel door to the side.

The gardens are super and include a large parking area and expanse of patio. There is a laurel hedge at the rear giving plenty of privacy. There are expanses of lawn and shrub beds in these mature gardens. The perfect garden for a summers day.

### **Location**

On the edge of the Village of Inglewhite and just a short drive to Goosnargh, Bilsborrow and also to Beacon Fell, this property is a great blend of rural village charm yet accessible. The A6 is just a short drive, giving connectivity to the motorway network. There is also a mainline train station in Preston. There are primary schools in Goosnargh, Whitechapel and Bilsborrow and senior schools in Garstang and Longridge. Private Schools include Kirkham Grammar School, AKS Lytham, Westholme School and Stonyhurst. Both Bilsborrow and Goosnargh have a village shop, pubs and Preston provides further amenities to include healthcare providers. There is plenty of opportunity to get outdoors being close to the Bowland Fells, Ribble Valley and the canal and footpath network. The locally renowned Flower Bowl Entertainment facility is handily found in Bilsborrow along with Barton Grange Garden Centre.



## General Remarks

**Services:** The property has the benefit of mains water, and mains electricity. Heating is by way of an oil central heating system. Foul drainage is by way of a septic tank, which has not been tested for compliance, the responsibility for this will pass to the purchaser

**Parking allocated and number of spaces :** Double garage with lots of off street parking for several vehicles

**Construction Type :** Unknown

**Building Safety:** None know

**Restrictive Covenants :** None know

**Listed building :** The property is not listed

**Conservation Area / National Landscapes :** The property is located within the Inglewhite Conservation Area.

**Easement, and Wayleaves or Rights of Way :** None know

**Footpaths / Bridleways :** None know

**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 know

**Planning Consents affecting the property :** None know

**Accessibility adaption information :** N/A

**Coal field / mining area :** None know

### Communications :

Broadband: EE available in the area

Mobile signal: EE, Vodafone, O2 and Three 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.

**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:** 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:** Band G

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of [Hannah 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 :** ///inventors.scrubber.publish

**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

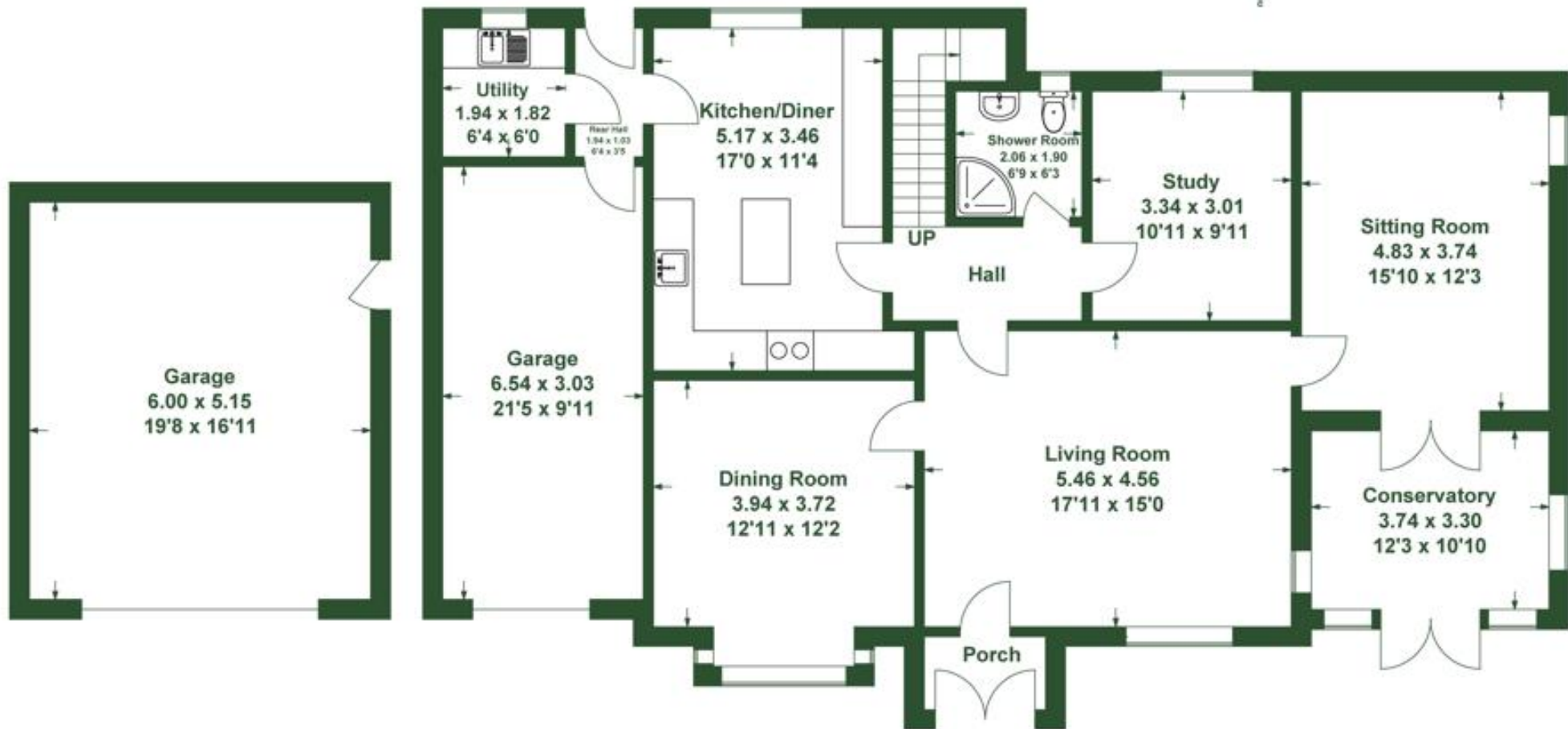
**SUBJECT TO CONTRACT**



Approximate Gross Internal Area : 231.19 sq m / 2489 sq ft

Garage : 50.71 sq m / 546 sq ft

Total : 281.9 sq m / 3035 sq ft



**Garage**

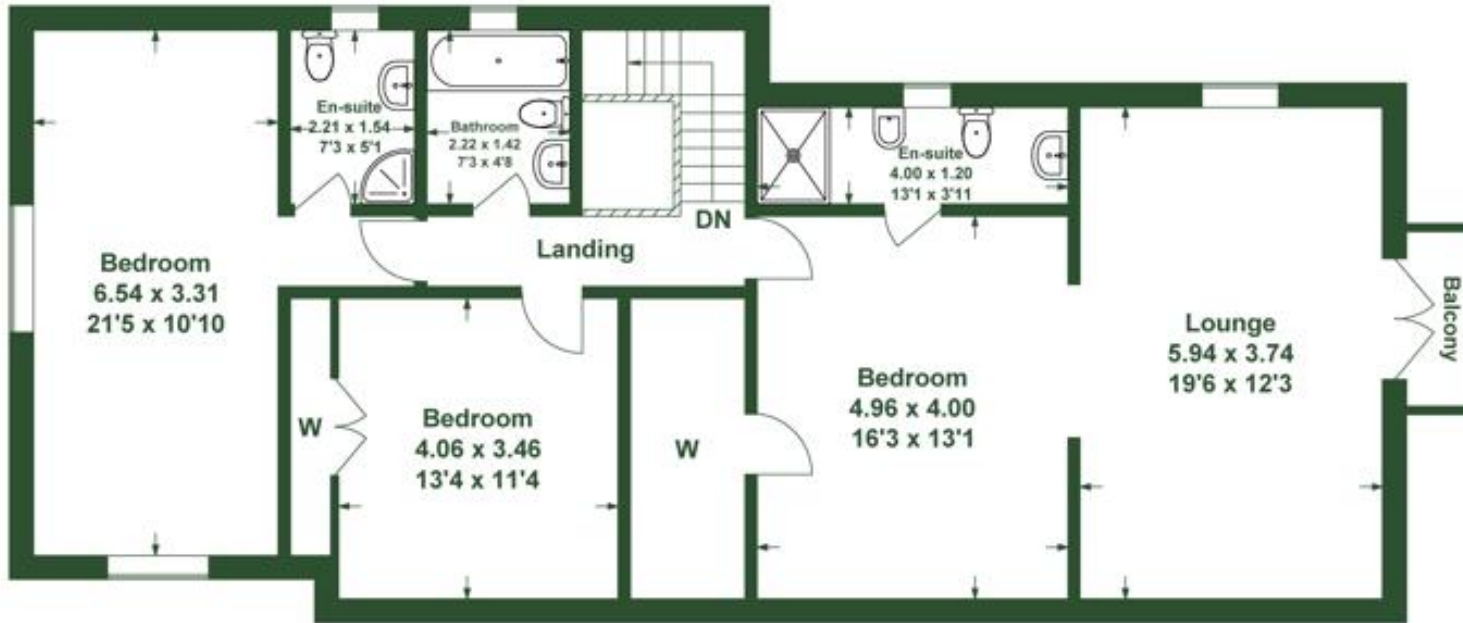
**Ground Floor**

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

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 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.

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**First Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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