



Fleetwood Road, Esprick, Preston, PR4 3HJ

Offers Over £650,000





Fleetwood Road, Esprick, Preston, PR4 3HJ



5 Bedrooms



3 Bathroom

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- Highly attractive brick Barn conversion set in a large plot
 - 3 reception rooms, 5 bedrooms
 - Retaining many character features to include beams, vaulted ceilings and picture windows
 - Spacious plot extending to 0.34 acres OTA (0.14 ha OTA)
 - Highly accessible location yet semi-rural in feel.
 - Good access to the main road and motorway network





A highly attractive, welcoming barn conversion set in a large plot extending to 0.34 acres OTA, this is a super family sized home in a highly accessible spot. A great home, ideal for those who are looking for space, and we have heard from the vendors that it is a great house for entertaining! Take a look at the video tour available from the agent.

Entered through a large glazed door set within an impressive picture window at the front, setting off the converted barn feel to this home. The front door opens into the entrance vestibule and impressive entrance hall beyond. The entrance hall is a welcoming room, having the benefit of the light from the picture window at the front and a staircase with a part galleried landing above. A WC is found off the entrance hall. Glazed double doors open into a lovely bright dining room which has a glazed door to the rear gardens and a window to the front. Perfect for entertaining the dining room is positioned next to the fabulous lounge space.



The lounge has an open fire set in a stone surround creating a lovely warming focal point to the room. A glazed door is provided to the rear gardens, and a picture window to the front, providing a lovely bright feel.

The kitchen has a range of wall and base units in oak set around a green Aga – traditional in feel, yet so much potential. Adjacent to the kitchen is a further reception room which has glazed doors out the rear gardens. This room as a feature fireplace.



The staircase rises to the first floor where there is a galleried style landing. There are 5 bedrooms in total. The Principal Bedroom is a spacious room and includes a range of fitted wardrobes and an attractive feature fireplace. This room has a super ensuite facility. The second bedroom is a lovely room and includes a walk in wardrobe and also a beautiful ensuite. The family bathroom serves the remaining bedrooms, a roll top bath, with a shower head fitting and a high level WC and a wash basin are found.

There is a double garage at the side of the property which has a personnel door through to the rear gardens.

Perfect for entertaining, a well presented garden at the rear includes a lawned area and a patio. At the front is a gravel parking area, with an expanse of lawn which can all be enjoyed from the summer house

The property has access over the road at the side from Fleetwood Road. There are a number of users.

Location :

The property in Esprick is secluded and found down a private drive well away from the main road. It is in an ideal location for those who commute being close to the main road and motorway network. Elswick, Great Eccleston and Kirkham are a short drive. Great Eccleston and Kirkham have shops, healthcare providers, public houses and restaurants. There are a range of good schools locally, with Singleton School having been ranked highly in recent league tables. Kirkham has the prestigious Kirkham Grammar School and Carr Hill High School, Hodgson and Baines are found in Poulton and AKS Lytham is located in Lytham St Annes.



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 a septic tank which the vendor advises us is compliant with current regulations

Parking allocated and number of spaces : Parking is available on the driveway for a number of cars and there is a double garage.

Construction Type : Brick 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 : N/A

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel affect the property.

Accessibility adaption information : N/A

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: EE 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 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 : //firmer.shuttle.quote

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.

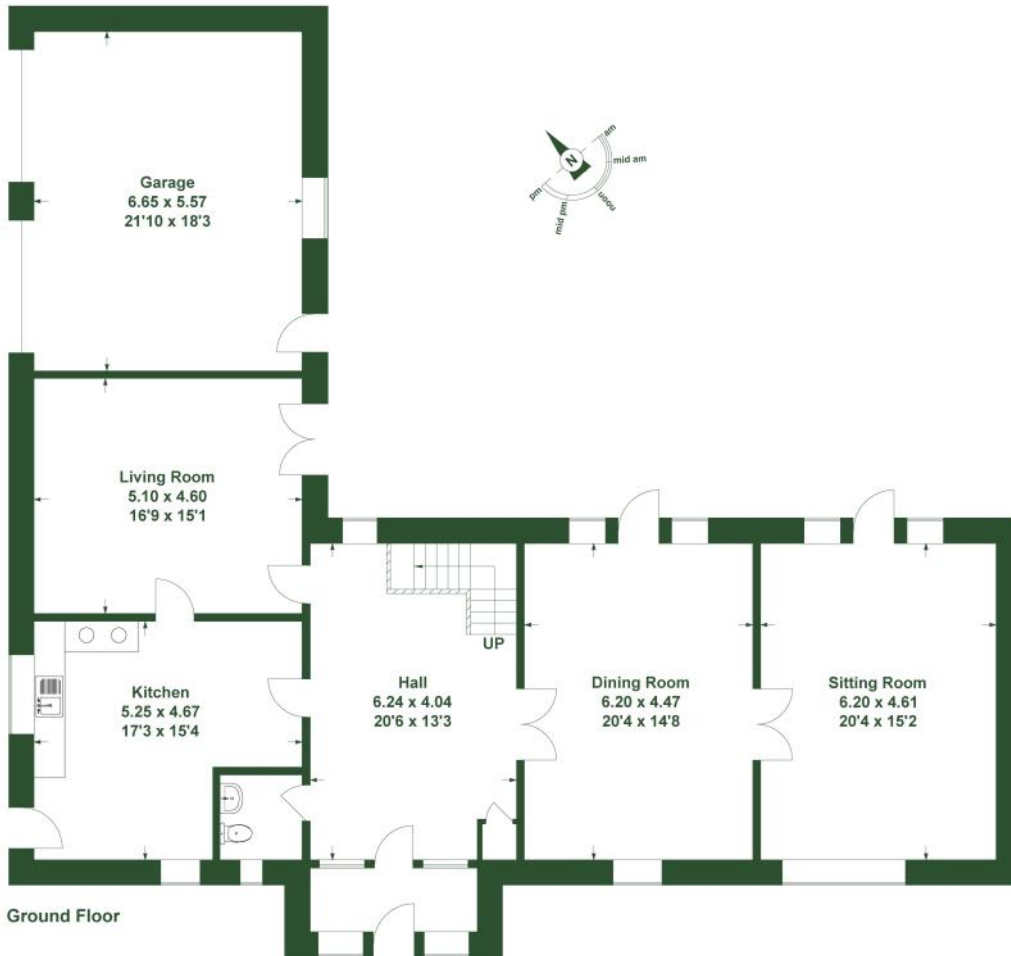
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 276.24 sq m / 2973 sq ft
 Garage : 34.91 sq m / 376 sq ft
 Total : 311.15 sq m / 3349 sq ft

For illustrative purpose only, not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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 con-

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	53 E	
21-38	F		
1-20	G		



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