



Farriers Place, Great Eccleston, Preston, PR3 0FL

Asking Price £590,000







Garstang Road,
Pilling, Preston
PR3 6AQ



5 Bedrooms



3 Bathroom

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- Impressive detached family home
 - Five bedrooms
 - Two/three reception rooms including spacious lounge
 - Superb open plan kitchen, living and dining space
 - Principal bedroom with dressing room and en-suite
 - Three bath/shower rooms
 - Double garage and driveway parking
 - Attractive landscaped rear garden in sought-after village location



This impressive detached family home occupies a discreet position within a modern development in the heart of Great Eccleston and offers beautifully presented accommodation extending over three floors, ideally suited to modern family living.

The property opens into a welcoming entrance hallway with porcelain tiled flooring and access to a spacious lounge featuring a contemporary gas fire and doors leading through to the garden. At the heart of the home is a superb open plan kitchen, living and dining space fitted with a stylish range of units and integrated Bosch appliances, complemented by a central island and bi-fold doors opening onto the rear garden. A separate utility room provides further practicality, together with a versatile additional reception room currently used as a playroom but equally suitable as a home office or snug, and a ground floor cloakroom.





To the first floor there are three well-proportioned double bedrooms including an excellent principal bedroom suite with fitted wardrobes, a dressing room and a high quality en-suite wet room. The remaining bedrooms are served by a beautifully appointed family bathroom. The second floor provides two further double bedrooms along with an additional shower room, creating flexible accommodation that could suit older children, guests or home working requirements.

Externally, the property benefits from a private driveway providing ample parking together with a detached double garage. The rear garden has been attractively landscaped for ease of maintenance and includes a paved seating area and composite decking beneath a pergola, creating an ideal space for outdoor entertaining.



Great Eccleston remains one of the area's most sought-after villages, offering a strong sense of community together with a range of local shops, cafés, pubs and highly regarded primary schooling. The property is well placed for access to Poulton-le-Fylde, Garstang, Preston and Blackpool, with the motorway network available within comfortable driving distance, making this an excellent location for both commuting and family life.

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 £35271 for the green areas of the estate to be looked after.

Parking allocated and number of spaces : Full private driveway parking for numerous vehicles.

Construction Type : Standard 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 : We understand that there are non known to affect the property

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 to affect the property,

Accessibility adaption information : N/A

Coal field / mining area : N/A nformation obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Standard, Superfast and Ultrafast available in the area

Mobile signal: EE, O2, Vodafone and Three are 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: 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: Wyre Borough Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan 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 : [///pushed.removing.buggy](https://www.what3words.com/pushed.removing.buggy)

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





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