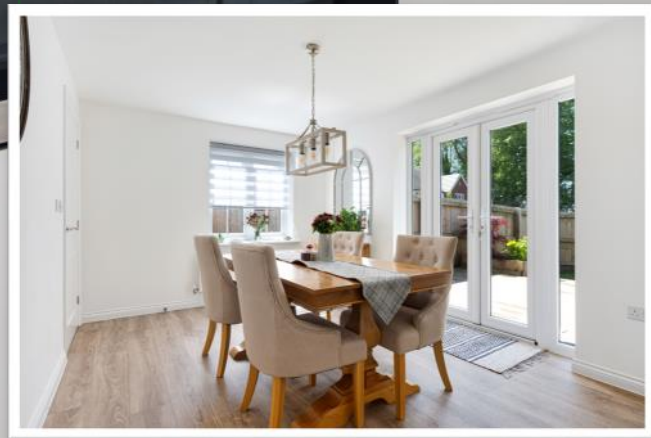




Henry Littler Way, Whittingham, Preston, PR3 2JZ

Asking Price £349,950







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Asking Price £349,950



4 Bedrooms



2 Bathrooms

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- Executive detached family home
 - Four double bedrooms and two bathrooms
 - Spacious double fronted design
 - Superb corner plot position
 - Spacious living room with dual aspect windows
 - Open plan dining kitchen with utility room
 - Extensive driveway, garage and caravan/ motorhome parking
 - Generous enclosed garden with substantial decking area



A beautifully presented modern detached family home occupying a superb corner plot position within the popular Whittingham Park development. Enjoying open outlooks to the front and a generous plot with extensive parking, this impressive home offers spacious and versatile accommodation ideally suited to modern family living.

The property immediately impresses with its attractive double fronted design and excellent kerb appeal, whilst the larger than average driveway provides ample parking for a number of vehicles, caravan or motorhome and leads to an integral garage offering further potential for conversion, subject to any necessary consents. Internally the accommodation is both light and spacious throughout, with a welcoming central hallway giving access to a superb living room with windows overlooking both the front and side elevations, flooding the room with natural light.



To the rear of the property is a stylish open plan dining kitchen, very much the hub of the home and ideal for both everyday family living and entertaining. The kitchen is fitted with a comprehensive range of modern wall and base units alongside integrated appliances including double oven, gas hob, dishwasher and fridge freezer. There is ample space for a dining table and seating area, whilst French doors open directly onto a substantial decked entertaining area which spans the width of the property, creating an excellent connection between the indoor and outdoor space. A separate utility room provides additional storage and laundry space together with access to the ground floor WC and integral garage.



To the first floor the property continues to impress with four genuine double bedrooms, all beautifully presented and enjoying pleasant outlooks. The principal bedroom benefits from a modern en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom. One of the bedrooms is currently utilised as a stylish home office, ideal for those working remotely.

Externally the rear garden is fully enclosed and offers an excellent degree of privacy, with a sizeable decked seating area perfect for outdoor dining and entertaining alongside a generous lawned garden ideal for children and pets. The plot itself is one of the standout features of the property, providing a real sense of space rarely found on modern developments.

Henry Littler Way forms part of the highly regarded Whittingham Park development, enjoying a semi-rural setting whilst remaining highly convenient for nearby amenities. The area is well placed for access into Longridge, Broughton and Preston city centre, with excellent road links including the M6 motorway network. There are local shops, schooling and countryside walks nearby, making this an ideal location for families and commuters alike.



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. There are also solar panels. There is a management company for common managed areas which incurs a cost of approx £250 per year.

Parking allocated and number of spaces : Single garage and driveway parking for 5 cars

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 Agency's website the property sits in flood zone 3. No defence has been put in place.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : According to the vendor, there are plans for a school to be built opposite the property. This has not yet been approved but the land has been reserved. For further information please consult Preston City Council Planning.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Standard, Superfast and Ultrafast available in the area

Mobile signal: Vodafone, EE, O2 and Three 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 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 common managed areas and vacant possession upon completion.

Local Authority: Preston City Council **Council Tax:** Band E

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 : *///spells.nurse.typically*

Money Laundering Regulations Compliance: please bear in mind, that Amitstead 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.

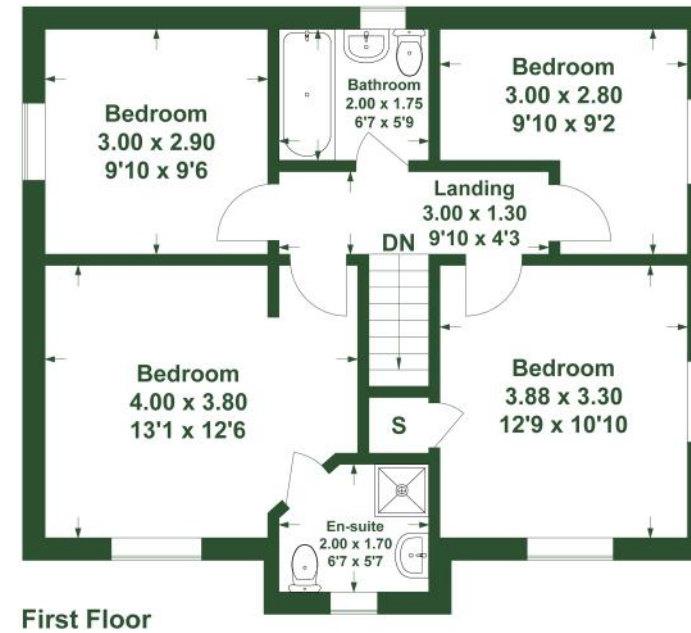
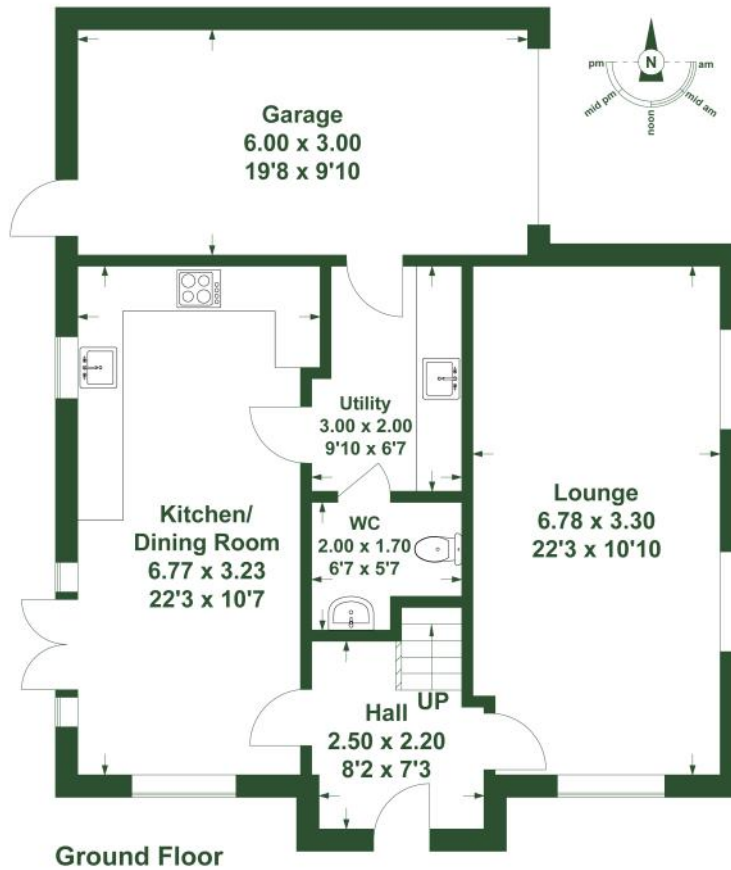
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 119.23 sq m / 1283 sq ft
 Garage : 18.00 sq m / 194 sq ft
 Total : 137.23 sq m / 1477 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 particu-

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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