



Kinsacre, Churchtown, Preston PR3 0LQ

Asking Price £585,000







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4 Bedrooms



3 Bathroom

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- Detached family home in a sought-after Churchtown setting
 - Four double bedrooms and two reception rooms
 - Amtico flooring throughout the ground floor
 - Impressive kitchen dining room forming the heart of the home
 - Light-filled garden room overlooking the rear garden
 - Separate home office ideal for remote working
 - En-suite to principal bedroom plus family bathroom with underfloor heating
 - South-westerly facing private rear garden with detached double garage



Tucked away within a particularly private and established position in the heart of Churchtown, this impressive detached family home offers spacious and thoughtfully upgraded accommodation ideal for modern family living. The property has been carefully improved by the current owners and provides excellent versatility, with generous reception space, four genuine double bedrooms and a south-westerly facing garden enjoying a high degree of privacy, together with a detached double garage and ample driveway parking.

The accommodation opens into a welcoming entrance hallway with staircase rising to the first floor and access to the principal reception rooms. A generous lounge sits to the rear of the property and connects directly through to a superb garden room, creating a versatile and light-filled living space overlooking the garden and ideal for both everyday living and entertaining. The ground floor further benefits from Amtico flooring throughout, enhancing both practicality and presentation.



The kitchen dining room forms the natural hub of the house and offers extensive fitted cabinetry, integrated appliances and ample space for a full dining arrangement. A separate utility room provides practical day-to-day functionality together with external access. A ground floor WC and a useful home office complete the ground floor layout.



To the first floor there are four well proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. The remaining bedrooms are served by a spacious family bathroom incorporating both bath and separate shower together with the added benefit of underfloor heating.

Externally the property is approached via a private gravel driveway providing ample parking and access to the detached double garage. The rear garden enjoys a particularly private south-westerly aspect and is mainly laid to lawn with mature hedging boundaries and paved seating areas ideally positioned for outdoor dining and evening sun.

Altogether this is a well presented and highly practical family home occupying a desirable village setting within easy reach of Garstang, Preston and surrounding countryside.

Churchtown remains one of the area's most desirable semi-rural locations, offering a peaceful setting whilst remaining convenient for access to Garstang, the A6, Preston and the wider regional motorway network. Excellent schooling options are available nearby together with attractive countryside walks and access towards the Forest of Bowland National Landscape.



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.

Parking allocated and number of spaces : Private driveway and garage

Construction Type : Standard brick construction

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / National Landscapes : The property is situated within the Churchtown Conservation Area..

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : We understand there is an access gate for 5 houses on Kinsacre with a coded lock

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 : N/A

Planning Consents affecting the property : None know to affect 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: Standard, Superfast and Ultrafast available in the area

Mobile signal: Vodafone, EE, Three and O2 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: Wyre 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 : [//items.towelinternal](https://www.what3words.com/#!/items.towelinternal)

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.

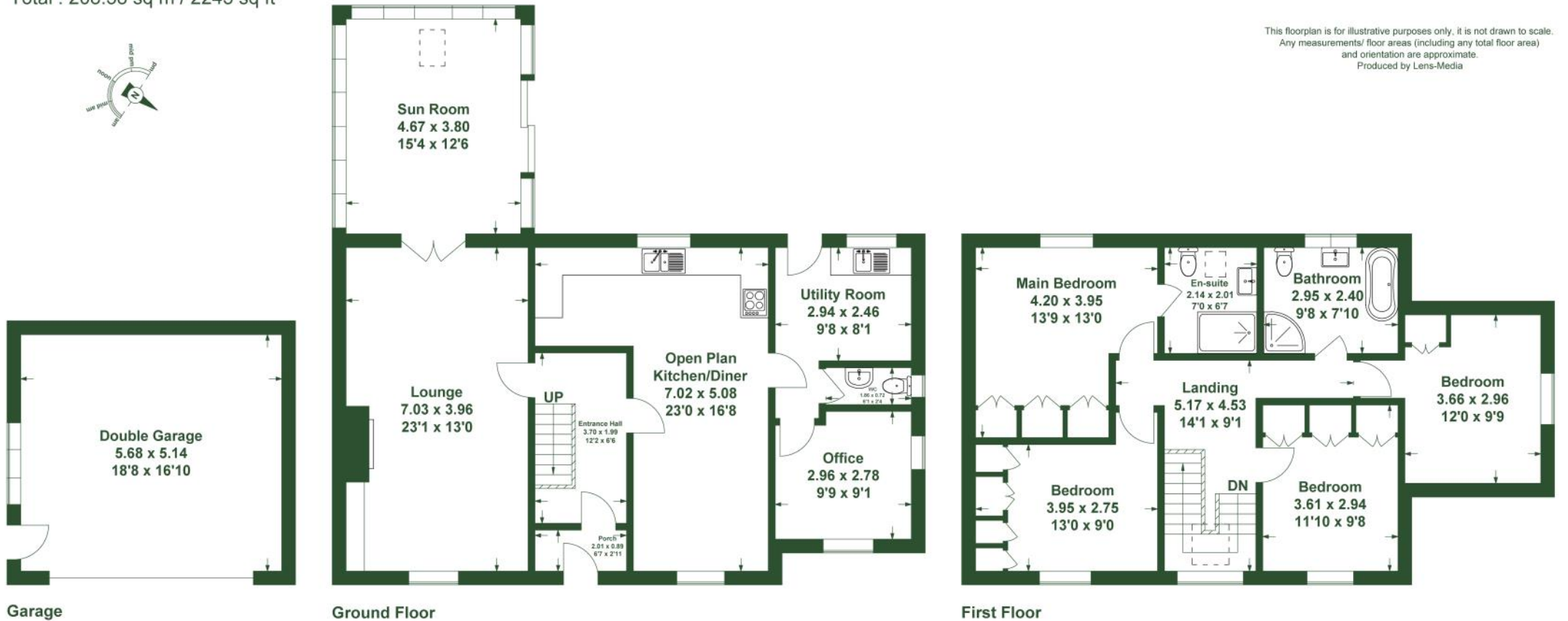
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 179.19 sq m / 1929 sq ft
 Garage : 29.19 sq m / 314 sq ft
 Total : 208.38 sq m / 2243 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 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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	Not energy efficient - higher running costs
England, Scotland & Wales	



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