



Treales Road, Treales, Preston, PR4 3UX

Asking Price £635,000







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4 Bedrooms



3 Bathroom

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- Well-presented, detached four-bedroom family home
 - Welcoming entrance hall, WC, living room, lounge, living kitchen and utility room to the ground floor
 - Four bedrooms, including a principal bedroom and second bedroom with en-suite facilities, plus a family bathroom
 - Double garage with ample off-road parking
 - Attractive, private and beautifully landscaped gardens and grounds
 - Delightful semi-rural setting on the edge of Treales, yet conveniently located just a short drive from Kirkham and the motorway junctions



This exceptional detached four-bedroom family home forms part of an exclusive courtyard-style development and occupies a particularly appealing position, being the first property on the right-hand side and known as the Wolf House. Combining timeless character with contemporary living, this impressive home offers a superb balance of space, style and everyday practicality.

Approached through secure gates, the property enjoys a private and secluded setting. A generous block-paved driveway provides ample off-road parking and leads to a spacious double garage. A pathway leads to the front entrance, which opens into a welcoming reception hall with a convenient cloakroom/WC positioned off.

The playroom is a versatile and generously proportioned space, enjoying a window overlooking the rear. The lounge is a particularly inviting room, with a large picture window to the front allowing plenty of natural light. The character of the room lends itself beautifully to the feel of a traditional barn conversion, whilst providing a comfortable and relaxing area for the family.



The impressive living kitchen is undoubtedly the heart of this wonderful home and provides a superb open and sociable space in which to cook, dine and entertain. Patio doors open directly onto the side garden, while a further window to the front ensures the room is filled with natural light. A multi-fuel stove is set within an attractive exposed brick fireplace, creating a warm and inviting focal point, perfect for cosy evenings with family and friends.

The kitchen area is fitted with a comprehensive range of oak wall and base units, complemented by contrasting work surfaces and incorporating a useful breakfast bar. There is a point for a range cooker with extractor hood over, together with an integrated dishwasher and space for a fridge freezer. The adjoining utility room has a part-glazed door providing access to the side, along with a sink and drainer and plumbing for a washing machine. There is also access towards the rear of the property, while the attractive AstroTurf side garden can be accessed directly from the kitchen, making this a particularly practical arrangement for modern family living.



The staircase rises to the spacious first floor, where the generously proportioned bedrooms and bathrooms are accessed from the landing. The principal bedroom enjoys pleasant views towards the front and benefits from a range of fitted wardrobes, providing excellent storage. The luxurious en-suite bathroom is beautifully appointed and features a double-ended bath with shower fitting, heated towel rail, WC and wash hand basin set within a stylish fitted vanity unit.

The second bedroom enjoys views to the side and benefits from its own well-appointed shower en-suite, making it ideal for guests or older children seeking their own private space. There are also two further spacious bedrooms, both offering excellent versatility and providing ample accommodation for a growing family, guests or home-working requirements.

The family bathroom is a true showstopper and has been designed with both style and relaxation in mind. The beautifully presented suite comprises a double-ended bath, separate shower, wash hand basin set within a contemporary vanity unit, WC and heated towel rail. Modern fittings are complemented by striking black accents, creating a sophisticated and highly contemporary finish.



Outside, the gardens and grounds are exceptionally well presented and provide a wonderful extension of the home's living accommodation. The property benefits from a generous expanse of lawn, beautifully landscaped and well-established planted borders and a dedicated seating area, creating an attractive and peaceful environment in which to relax, entertain and enjoy time with family and friends. The private setting and thoughtfully landscaped grounds make this a particularly appealing home for those seeking both space and tranquillity.

Treales

The property is situated in the highly desirable rural village of Treales, within easy reach of the market town of Kirkham and the wider Fylde coast. Local amenities include a junior school, church, and public house, whilst the nearby market town of Kirkham provides a much wider range of everyday facilities. These include supermarkets, independent and national shops, healthcare providers, restaurants and other local services, together with senior schools and additional junior schooling. Whilst excellent road links provide convenient access to Kirkham, Preston, Blackpool and the wider Fylde area.

General Remarks

Services: The property has the benefit of mains water, LPG gas, mains electricity. Heating is by way of an gas central heating system. Sewage is via a shared septic tank. Property management company owner managed for maintenance of cul-de-sac & septic tank-£45 p/m. CCTV at front of property with Ring doorbell.

Parking allocated and number of spaces : Double Garage, driveway for 3 cars plus additional space beyond gate.

Construction Type : Brick building with slate roof

Building Safety: N/A

Restrictive Covenants : Property cannot be used for trade or business. No commercial vehicle, caravan, boats.

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 Agencys 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 effect the property.

Accessibility adaption information : N/A

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

Communications :

Broadband: Openreach is available in the area.- Standard & Superfast EE & Three may be available in the area.

Mobile signal: EE, Three, 02, Vodafone 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 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: Fylde Borough Council **Council Tax:** Band F

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. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : daydreams.bring.slicing

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

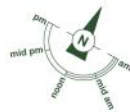
Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

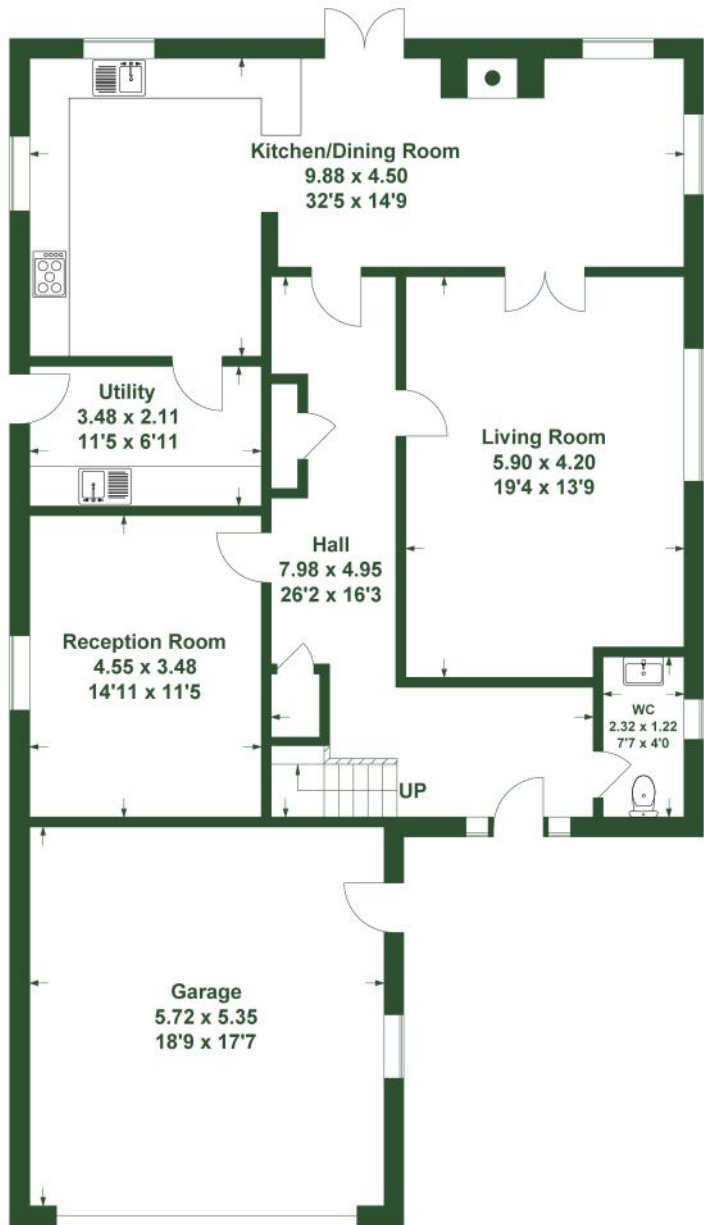
SUBJECT TO CONTRACT



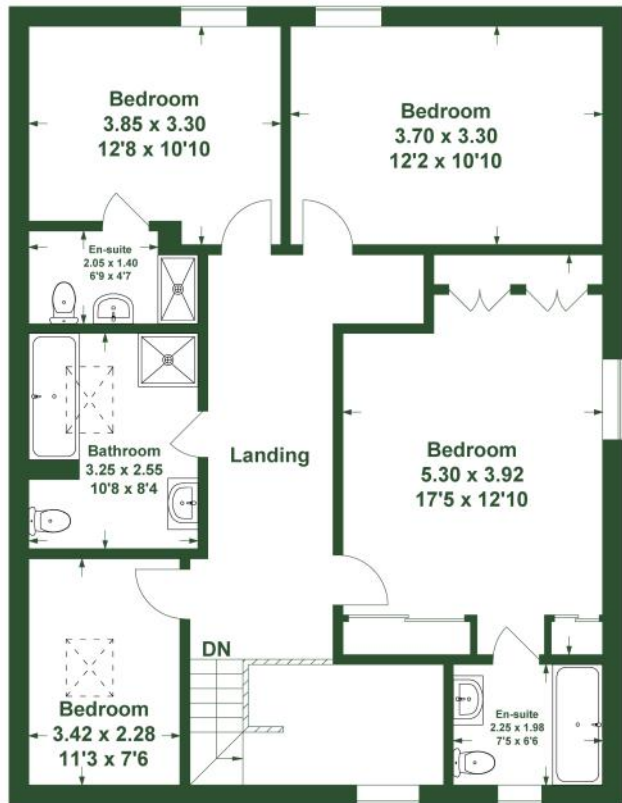
Approximate Gross Internal Area : 212.46 sq m / 2287 sq ft
Garage : 30.60 sq m / 329 sq ft
Total : 243.06 sq m / 2616 sq ft



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



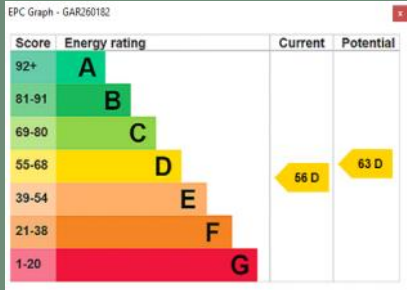
Ground Floor



First Floor

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.





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