



Beech Close, Claughton-on-Brock, PR3 0QX

Offers Over £225,000





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2 Bedrooms



1 Bathroom

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- Semi-detached true bungalow placed within a quiet cul-de-sac location.
 - Spacious open plan kitchen, living and dining room.
 - Off street parking for multiple vehicles via the driveway or garage.
 - Mature rear gardens with patio area.
 - Lovely village location with local amenities nearby along with transport links.
 - Large, double integral garage.



Welcoming you inside Beech Close in the lovely village location of Cloughton-on-Brock. A well finished, newly built, two bedroom semi-detached true bungalow.

The accommodation briefly comprises a welcoming entrance hallway, a spacious kitchen/dining/living space with patio doors overlooking the gardens, forming the true heart of the home.

The kitchen is fitted with an attractive range of units complemented by timber work surfaces, integrated appliances include an electric oven a hob, fridge/freezer and over head extractor fan. The ample dining and entertaining space beyond feature timber beams to the ceiling, along with feature lighting. Patio doors open directly onto the gardens and patio area. A perfect place to dine al-fresco.

There is also a useful utility cupboard with space to put a washer/dryer should you wish.

Feature LVT flooring welcomes you into the home. Off the entrance hallway, are the two bedrooms placed on either side and to the front of the property. The layout could be configured as you wish, perhaps bedroom two could be utilised as a home office or dressing room. The choice is yours.









The bathroom comprises of a 4 piece suite complete with floor to ceiling tiles, a walk in shower, bath, wash hand basin with feature vanity above, heated towel rail and W/C.

The double garage is a fantastic space featuring an electric up and over garage door. Ahead of the garaging, there is a car parking space for one car.

Externally, the property enjoys a good sized, low maintenance garden to the side of the property, being mainly laid to lawn with feature borders and a patio area, a great place for dining or barbequing outdoors. .

Claughton-on-Brock is a beautiful, semi-rural village offering a range of everyday amenities including a village pub, convenience store, a range of restaurants, a range of nearby schools, whilst also being well placed for access towards Poulton-le-Fylde, Lancaster, Garstang and the Fylde Coast.

The market town of Garstang is just a short distance from the property where there are again a range of shops, a weekly high street market, supermarkets and a range of eateries.





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 : Driveway and garaging, providing offstreet parking for multiple vehicles.

Construction Type : Brick with a Slate Roof

Building Safety: N/A

Restrictive Covenants : None known

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : None known

Footpaths / Bridleways : We understand that there are none known to affect the property

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 : None known 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: Openreach available in the area

Mobile signal: Vodafone, Three, EE 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: 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 D

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 : [//wand.hiring.licks](http://wand.hiring.licks)

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.

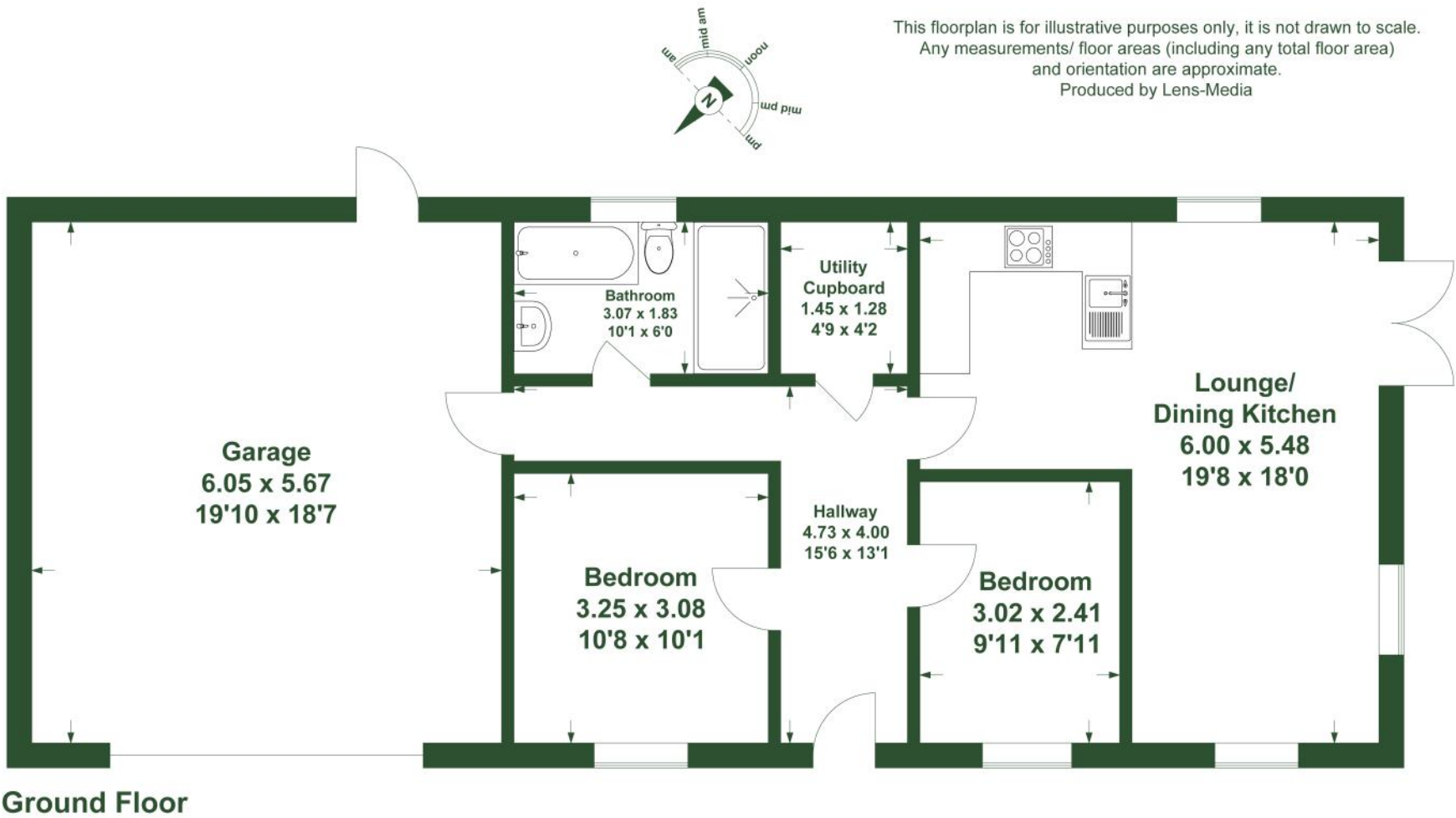
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT





Approximate Gross Internal Area : 102.11 sq m / 1099 sq ft



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 contract.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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