



Larbreck Avenue, Elswick, Preston, PR4 3ZL

Offers over £230,000







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2 Bedrooms



1 Bathroom

-
- Superb 2 bedroom bungalow
 - Lovely bright rooms
 - Ready for a buyer to make this their own
 - Super position with fields to the rear
 - Set in the charming village of Elswick



A Well Presented Detached True Bungalow in a Popular Village Location

Occupying a pleasant position within the sought-after rural village of Elswick, this attractive detached true bungalow offers comfortable single-storey living with manageable gardens, private driveway parking and a detached garage. Well suited to downsizers, retirees or those seeking a peaceful village lifestyle, the property combines practicality with excellent potential to personalise.

Internally, the accommodation is arranged to provide a welcoming entrance hall with a laminate floor covering and doors off to the various rooms.

The lounge has sliding doors and glazed door to the conservatory providing plenty of natural light. The conservatory is a lovely space and has a glazed door to the rear garden and a tiled floor.

The kitchen is complete with a range of kitchen units, sink and drainer, double oven, hob with extractor and integrated fridge freezer, along with a point for a washing machine. There are two well-proportioned bedrooms (one with fitted wardrobes) and a family shower room which has a shower, wc pedestal wash basin and heated towel rail. The layout is both functional and easy to maintain, making it an ideal lock-up-and-leave or permanent residence.





Outside, the property enjoys established gardens to the front and rear together with off-road parking and a detached garage. The rear garden offers good levels of privacy for the setting and there are open fields to the rear. A great setting for relaxing or entertaining while remaining easy to manage.

Location

Situated in the heart of the popular village of Elswick, the property benefits from a strong community atmosphere while remaining conveniently positioned for access to Preston, Poulton-le-Fylde and the Fylde coast. The village offers local amenities, countryside walks and excellent transport connections, making it an increasingly desirable location for buyers seeking a balance between rural living and accessibility.

Viewing

Strictly by appointment. Early inspection is highly recommended to appreciate the accommodation, location and potential on offer.



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 : Parking available for 2 cars on the driveway.

Construction Type : Brick and block.

Building Safety : Non Known.

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 effect 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 : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Standard, Superfast and Ultrafast available in the area

Mobile signal: EE, O2, Three and Vodafone. Are available in the area

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: Fylde Council **Council Tax:** Band C

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.

What3words Location : ///hammocks.offline.diamond

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.

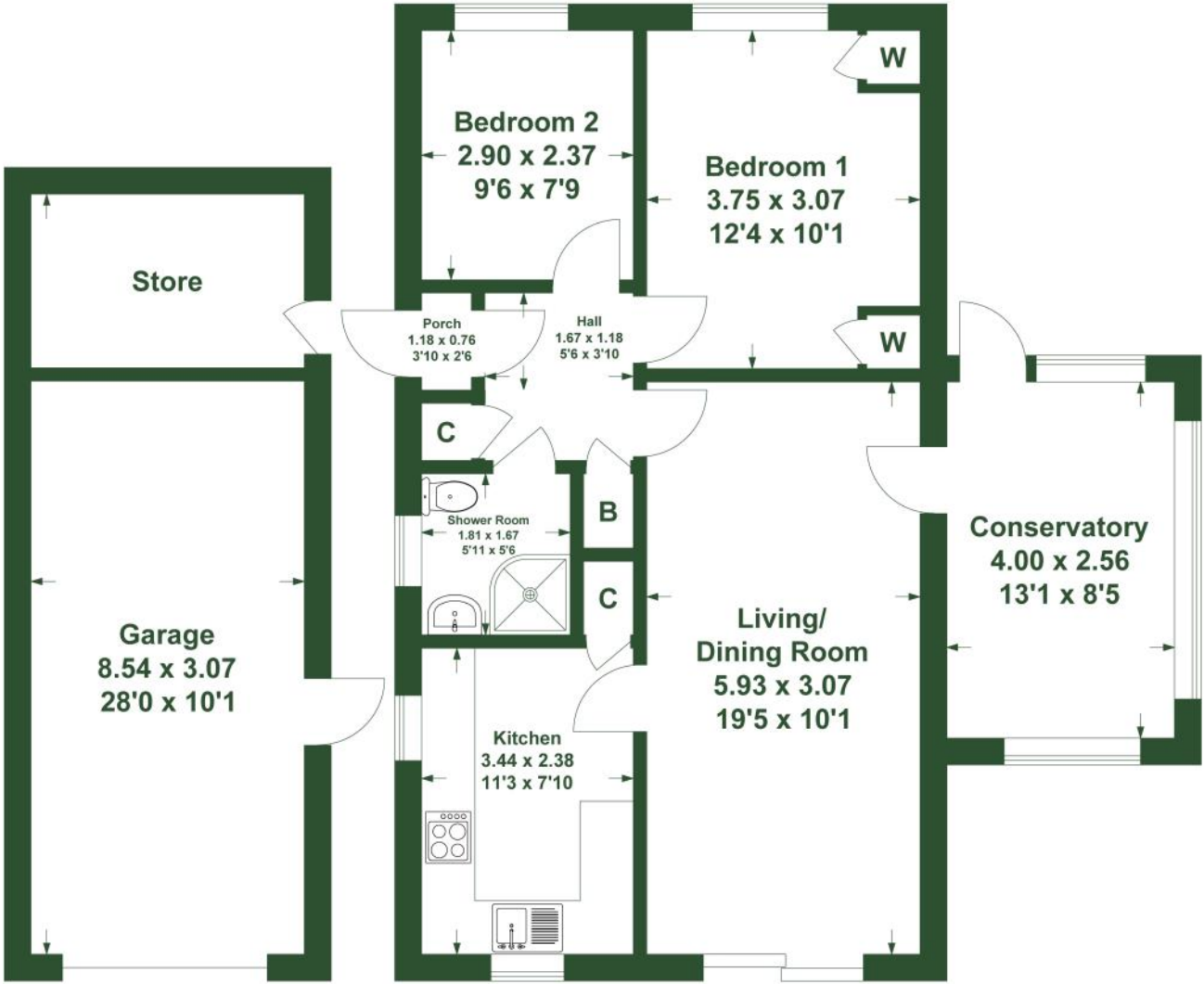
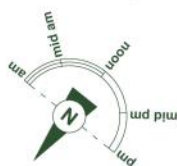
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 69.56 sq m / 749 sq ft
Garage : 26.21 sq m / 282 sq ft
Total : 95.77 sq m / 1031 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



Garage

Ground 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 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		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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