



The Oaks, St Michaels, Preston, PR3 0TF

Asking Price £535,000







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5 Bedrooms



3 Bathroom

- 
- Five bedroom detached family home
  - Three reception rooms & conservatory
  - Corner plot within a private cul-de-sac
  - South-facing wrap-around gardens
  - Upgraded dining kitchen installed in 2018
  - Oak staircase with smoked glass balustrade
  - Detached double garage & extensive parking
  - Solar panels providing income & energy savings



Occupying a generous corner plot within a small cul-de-sac setting, this substantial detached family home offers beautifully presented accommodation, generous gardens and a highly desirable village location in the heart of St Michaels. The property has been thoughtfully improved by the current owners and provides an excellent balance of formal and informal living space. A welcoming reception hall immediately creates a strong first impression, featuring a beautiful oak staircase with contemporary smoked glass balustrades. The accommodation includes a spacious lounge, separate snug, dining room and conservatory, providing exceptional flexibility for modern family life.



At the heart of the home is the impressive dining kitchen, upgraded in 2018 and fitted with an extensive range of contemporary units, quality integrated Bosch appliances and generous work surface areas. A stylish breakfast bar creates an ideal space for informal dining and entertaining, whilst patio doors open directly onto the rear garden, allowing the outside space to become a natural extension of the home during the warmer months. A well-equipped utility room and ground floor WC complete the ground floor accommodation.



To the first floor are five well-proportioned bedrooms, including a superb principal suite with an extensive range of fitted furniture and a spacious en-suite bathroom. A second bedroom also benefits from en-suite facilities, whilst the remaining bedrooms are served by a modern family shower room.

Externally, the property enjoys a generous plot with beautifully maintained south-facing wrap-around gardens which provide excellent levels of privacy and sunshine throughout the day. Extensive paved seating areas create ideal spaces for outdoor dining and entertaining, whilst the lawned gardens offer ample room for families to enjoy. A substantial driveway provides parking for numerous vehicles and leads to a detached double garage.

Further benefits include solar panels which provide valuable energy efficiency and generate a useful supplementary income, whilst also helping to reduce household running costs.



St Michaels remains one of the most sought-after villages within the Wyre district, offering a strong sense of community together with a popular primary school, village hall, church, public house and easy access to beautiful countryside walks along the River Wyre. Despite its semi-rural setting, the village is exceptionally well placed for commuting, lying within easy reach of Garstang, Preston and Lancaster. The A6, A586 and M6 motorway network are all readily accessible, providing convenient links throughout the North West, whilst Lancaster and Preston railway stations offer direct services to Manchester, Birmingham, London and Scotland. This combination of village charm, everyday convenience and excellent connectivity continues to make St Michaels a highly desirable place to call home.

## 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. Solar Panel situated on roof installed 2011- Feed in tariff to homeowner.

**Parking allocated and number of spaces :** Driveway for parking of approx 3 cars and double garage.

**Construction Type :** Brick with tiled roof

**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

**Unimplemented Planning Consents :** N/A

**Planning Consents affecting the property :** This list is not exhaustive, we have listed those consents that the vendors feel affect 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. The vendor informs us the property is connected to fibre.

Mobile signal: EE, Vodafone, O2 & Three 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 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 G

**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 :** [risking.locating.housework](https://www.what3words.com/risking.locating.housework)

**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 eaming commission from them, for recommending you to them.

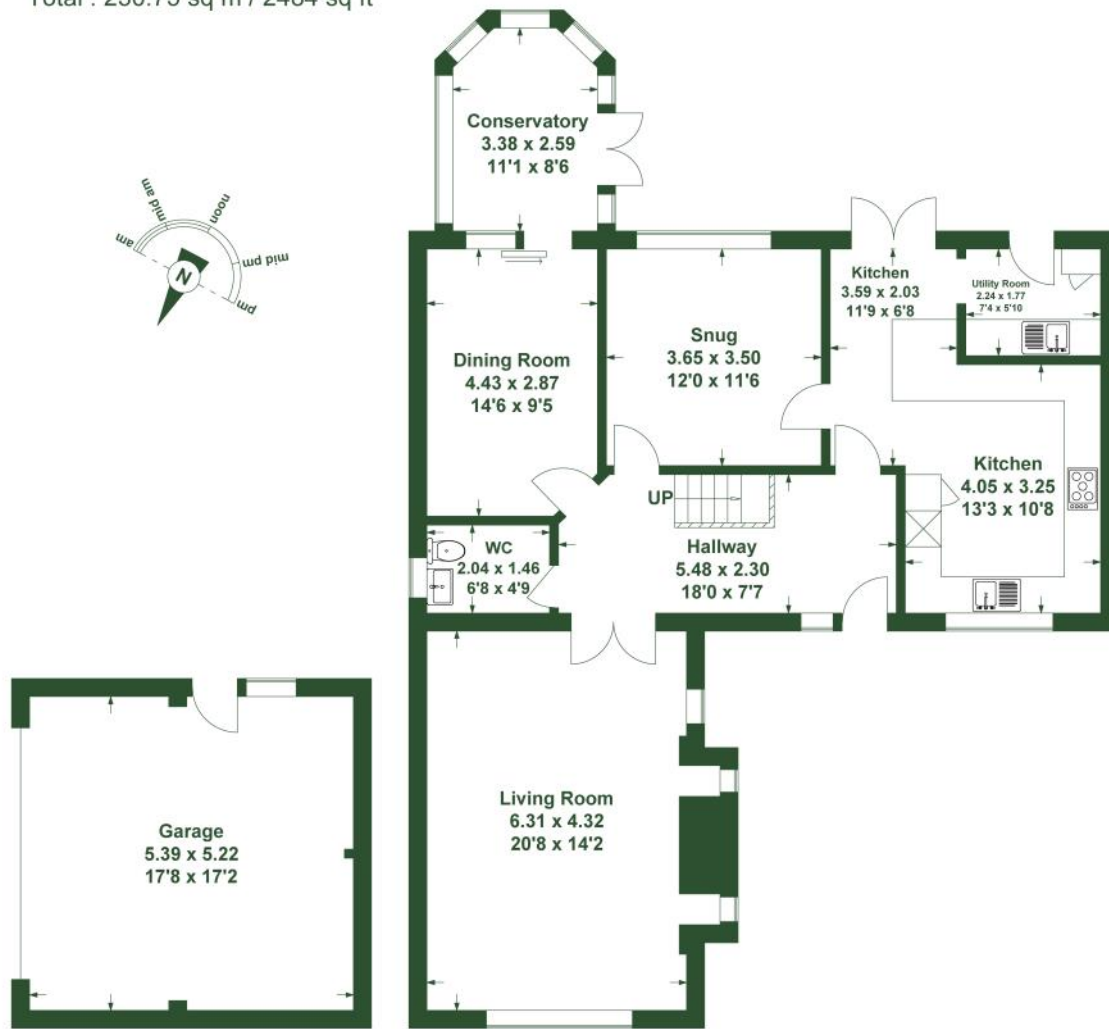
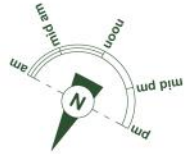
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**

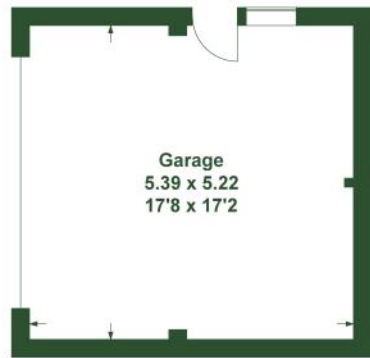


Approximate Gross Internal Area : 202.62 sq m / 2181 sq ft  
 Garage : 28.13 sq m / 303 sq ft  
 Total : 230.75 sq m / 2484 sq ft

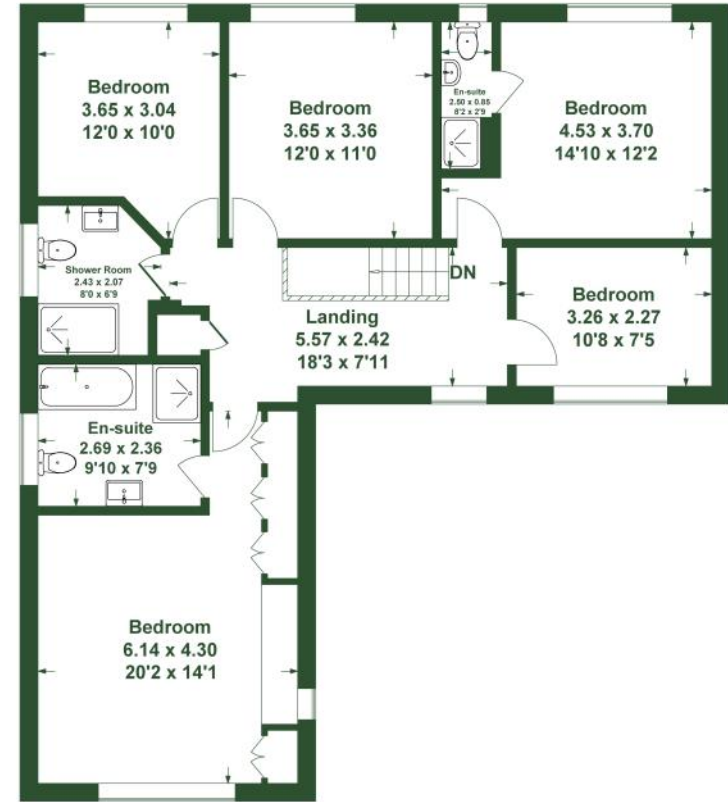
This floorplan is for illustrative purposes only, it is not drawn to scale.  
 Any measurements/ floor areas (including any total floor area)  
 and orientation are approximate.  
 Produced by Lens-Media



Ground Floor



Garage



First Floor

Amritstead 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 Amritstead 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 Amritstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

EPC Graph - CL1260087

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## North Lancashire

Wyre House, Cartmell Lane,  
Nateby PR3 0LU  
northlancs@abarnett.co.uk  
01995 603 180

## Cumbria

Lane Farm, Crooklands,  
Milnthorpe LA7 7NH  
cumbria@abarnett.co.uk  
01539 751 993

## South Lancashire

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
southlancs@abarnett.co.uk  
01704 895 995

## Ribble Valley

5 Church Street, Clitheroe,  
Lancashire BB7 2DD  
ribblevalley@abarnett.co.uk  
01200 411 155

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