



Broadfield, Broughton, Preston, PR3 5LB

O.I.R.O. £500,000







Broadfield, Broughton, Preston, PR3 5LB

Offers in the region of £500,000



4 Bedrooms



2 Bathroom

-
- Impressive detached family home
 - Four versatile bedrooms
 - Newly rendered front elevation
 - New block-paved driveway
 - Two generous reception rooms
 - Conservatory overlooking the garden
 - Two garages
 - Attractive private rear garden



An impressive and beautifully presented detached family home, positioned within a quiet cul-de-sac in the highly sought-after village of Broughton. Offering spacious and versatile accommodation arranged over two floors, the property has been considerably enhanced by the current owners and now also benefits from a newly rendered front elevation and an attractive block-paved driveway, creating an excellent first impression.

The accommodation opens into a spacious and welcoming entrance hallway which provides access to the principal ground floor rooms. To the front is a generous living room with a distinctive bay window allowing plenty of natural light. To the rear is a further reception room/ snug, complete with a woodburning stove and French doors opening directly onto the rear garden, creating an attractive and comfortable family living space.



The modern fitted kitchen offers a range of contemporary units together with integrated appliances and opens through to the conservatory, which provides an excellent additional dining or sitting area overlooking the garden. Also positioned on the ground floor is a particularly useful additional reception room, currently utilised as a home office, which could equally provide a fourth bedroom, hobby room or playroom. A modern shower room completes the ground-floor accommodation.



To the first floor are three further well-proportioned bedrooms. The principal bedroom benefits from its own contemporary en-suite shower room together with useful eaves storage. Another of the bedrooms has the added advantage of a walk-in wardrobe and separate WC, providing particularly practical accommodation for a growing family.

Externally, the property continues to impress. To the front, the newly laid block-paved driveway provides ample off-road parking and complements the recently rendered front elevation. There are also two garages, providing excellent additional parking, workshop or storage space.



The rear garden is another particularly attractive feature, having been carefully landscaped to provide a good balance of lawn and paved seating areas, creating a pleasant setting for outdoor dining and entertaining. Established planting and mature boundaries provide a good degree of privacy.

Broughton remains one of the most sought-after residential locations to the north of Preston, offering an appealing village setting whilst remaining extremely convenient for everyday amenities. The property is well placed for local schooling, including Broughton High School, together with access to the A6 and the wider motorway network via the M6 and M55. Preston city centre and railway station are also within convenient travelling distance, providing excellent connections throughout the North West and beyond.

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 parking for 4 cars and 2

Construction Type : Standard construction

Building Safety : (any known safety issues / remediation put in here)

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 Agencies website the property sits in flood zone 1. No defence has been put in place.

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, Ultrafast available in the area

Mobile signal: EE, O2, Vodafone, Three 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: Preston City 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. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : [///commented.venues.sketch](#)

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

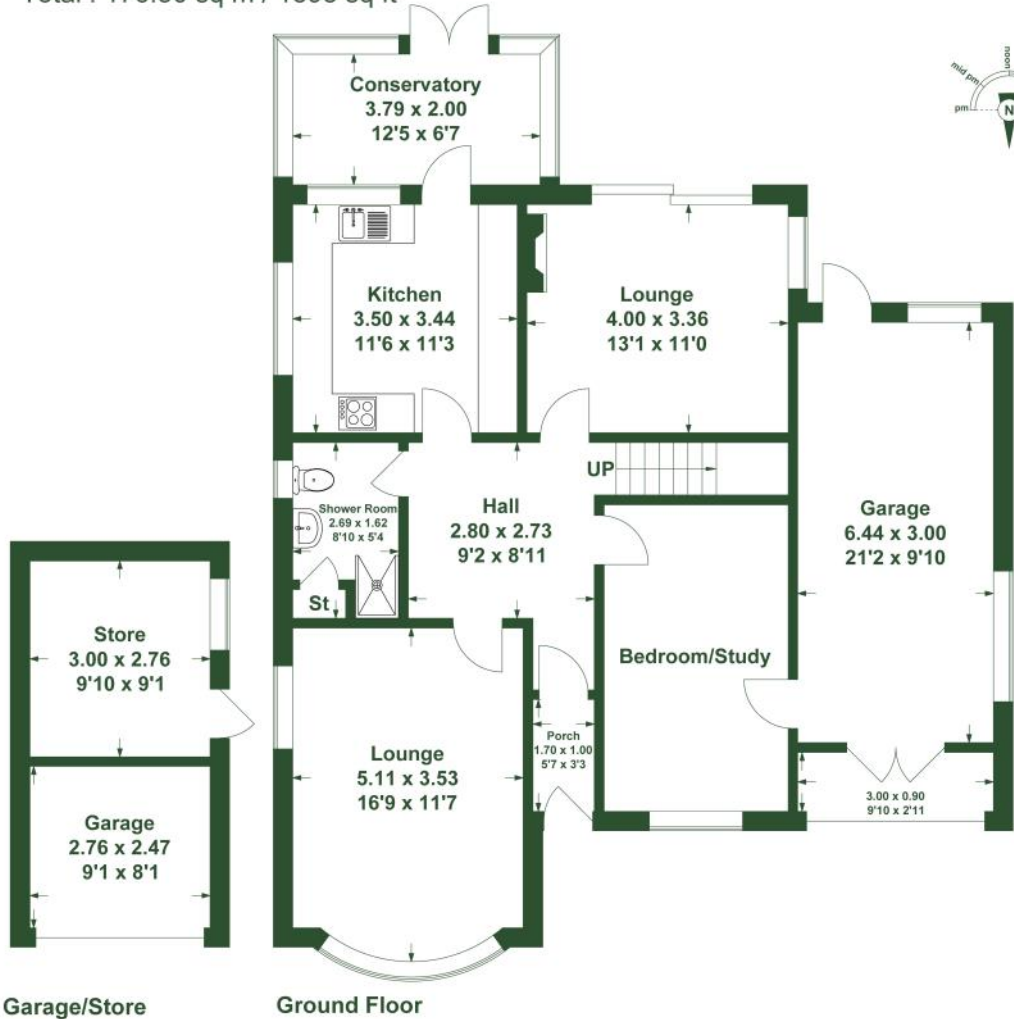
Use of AI : Amitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement

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.

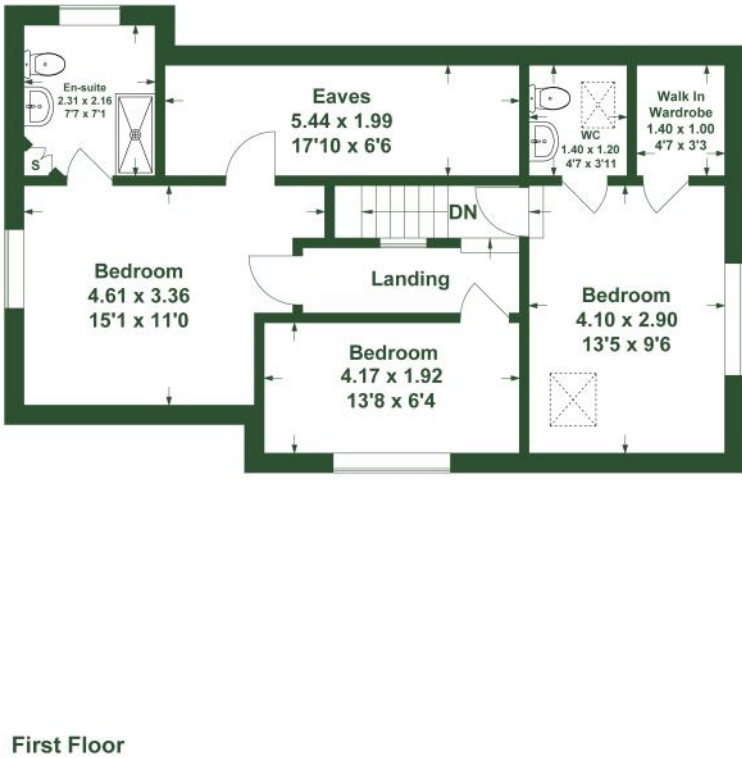
SUBJECT TO CONTRACT



Approximate Gross Internal Area : 138.32 sq m / 1489 sq ft
Garage : 22.47 sq m / 242 sq ft
Garage/Store : 15.51 sq m / 167 sq ft
Total : 176.30 sq m / 1898 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 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 particu-

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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