



Farriers Place, Great Eccleston PR3 0FL

Offers Over £190,000





Farriers Place, Great Ecclestone, PR3 0FL

Offers Over £190,000



3 Bedrooms



2 Bathrooms

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- 100% ownership sold at 80% of market value. Buyers qualified through Wyre Council.
 - Super stylish, three bedroom, semi-detached home.
 - Fabulous open plan kitchen/dining area to the rear.
 - Sought after location in the heart of Great Ecclestone, a stones throw from the village centre, shops and transport links.
 - Complete with 10 year NHBC warranty from 2021.
 - Off-street parking for multiple vehicles.





A very warm welcome into the Farriers Place community. We are delighted to present this three bedroom, semi-detached home to the market. Positioned within the sought after village of Great Eccleston, this property sits within great access to local amenities, a range of excellent schools and transport links.

As you enter the property, you are immediately hit with that homely feel. You are welcomed into the entrance hallway leading to the main lounge which provides a great space for everyday living with views out onto the frontage and allowing plenty of natural light to flood through the room. A storage cupboard is also found within this space.

The open plan kitchen, dining room provides an excellent space. The stylish kitchen itself is fitted with a range of contemporary units. There are a range of integrated appliances to include a fridge/freezer, dishwasher, electric hob, oven with overhead extractor fan, wash hand basin, along with space for a washing machine. The downstairs WC is found off this space. There are patio doors and a window overlooking the rear gardens, allowing plenty of natural light to pour into the space.



This Discount to Market property is a fantastic opportunity for buyers. Discount Market Sale (OMV) is a low-cost home ownership, where a new build property is purchased at a discounted price. These properties are available in partnership with the council at 20% below the current market value. The eligibility criteria to access this affordable housing option is set and managed by Wyre Council. Eligibility is assessed on an application form which is required to be completed and issued to Wyre Council Housing Team who will assess your eligibility.





The staircase ascends to the first floor where you will find three bedrooms, bedroom one with its own en-suite and the family bathroom.

Bedroom one is a great size and features a good sized window to the front of the property, allowing plenty of natural light to flood through. The en suite shower room is a practical space and features a walk in shower, wash hand basin in white sanitaryware, a storage cupboard, LED bathroom mirror, heated towel rail, WC and complete with floor to half wall tiling.



Bedroom two and three are positioned to the rear of the property with windows overlooking the rear garden.

The family bathroom is complete with a bath, overhead shower, wash hand basin, LED bathroom mirror, WC, heated towel rail and frosted window to the front of the property. Floor to half wall tiling has been added here, along with full floor to ceiling tiling to one wall. A storage cupboard is found on the landing along with the access to the loft.





Externally, the property benefits from beautiful, low maintenance rear gardens, attractively landscaped for ease of maintenance and features a generous multi level patio area, a perfect summer BBQ spot for dining al-fresco with lawns extending beyond, perfect for outdoor enjoyment. Solar Panels are also found to the rear roof.

Great Eccleston remains one of the area's most sought-after villages, offering a strong sense of community together with a range of local shops, cafés, pubs and highly regarded primary schooling. The property is well placed for access to Poulton-le-Fylde, Garstang, Preston and Blackpool, with the motorway network available within comfortable driving distance, making this an excellent location for both commuting and family life.

The property still benefits from the 10 year NHBC warranty which was issued to the property in 2021, providing you with the peace of mind that these homes have been built to a high standard and inspected throughout the build process.





General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

Parking allocated and number of spaces : There is parking for available on the driveway for multiple vehicles.

Construction Type : Brick and slate tiled roof.

Service charges : There is an annual service charge of £366.89 per annum for the green areas of the estate to be looked after. This is payable to Blackledge Management Company and is payable by 1st April.

Management Company : There is a property management company in place

Discount To Market Scheme : The eligibility criteria to access this affordable housing option is set and managed by Wyre Council. Please speak to our sales team for further details

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / AONB : 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 1.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known. 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 : N/A

Communications :

Broadband: Openreach available in the area

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

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property

Please note: Armitstead 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: Wyre Borough Council **Council Tax:** C

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Harli Rowcliffe. 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 : ///dreamers.happily.rewarded

Money Laundering Regulations Compliance: please bear in mind, that Armitstead 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.

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.

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

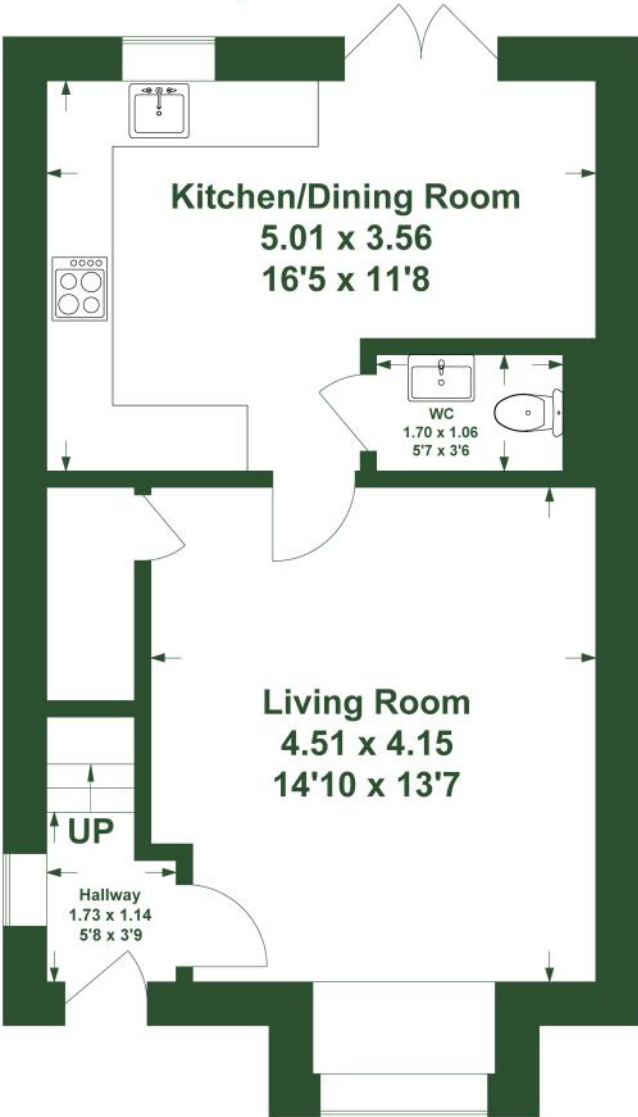
SUBJECT TO CONTRACT



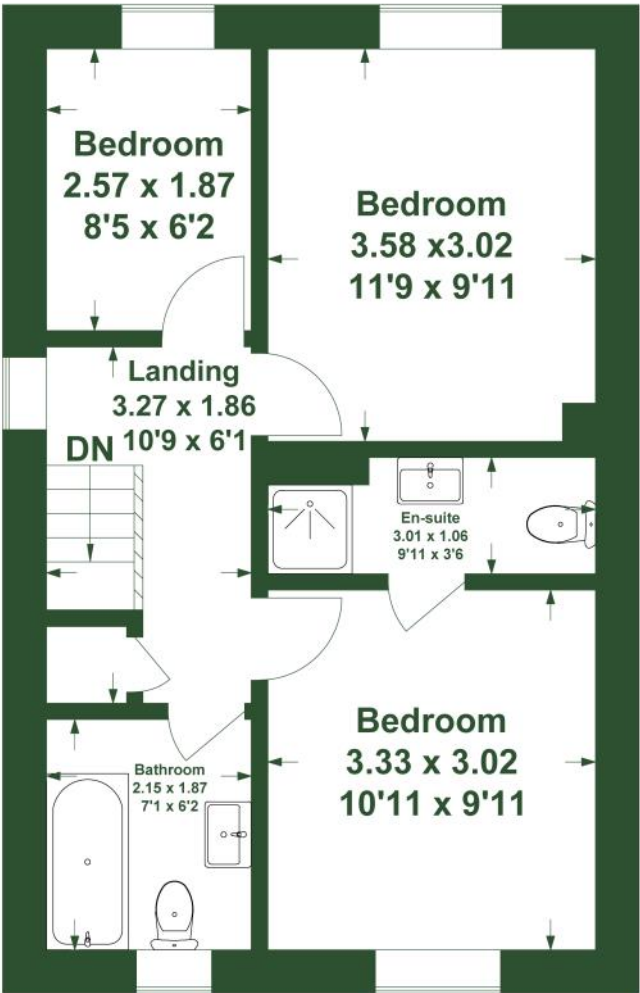
Approximate Gross Internal Area : 83.76 sq m / 902 sq ft



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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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