



West End, Great Eccleston, Preston, Lancashire, PR3 0ZL

Asking Price £285,000







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3 Bedrooms



1 Bathroom

-
- Traditional three-bedroom semi-detached home
 - Central Great Eccleston village location
 - Generous lounge with bay window
 - Open-plan kitchen, breakfast and dining area
 - Two double bedrooms and one single bedroom
 - Driveway providing off-road parking for several vehicles
 - South-facing rear garden with lawn and hardstanding
 - Excellent opportunity to modernise and create a home to individual taste



Situated in the heart of the highly regarded village of Great Eccleston, this traditional three-bedroom semi-detached property offers generously proportioned accommodation, good outside space and excellent potential for a purchaser looking to create a home to their own style and specification.

The property is approached over a driveway providing off-road parking for several vehicles, with an area of lawn to the front and gated access leading around the side of the house to the rear garden.

Internally, the accommodation includes a good-sized lounge, complemented by a bay window providing plenty of natural light and a focal-point electric fire with log-effect finish. The proportions of the room provide ample space for a variety of seating arrangements.

To the rear is an open-plan kitchen, breakfast and dining area, creating a sociable and practical space for everyday living. The kitchen incorporates a range of fitted units, with the adjoining dining area enjoying an outlook towards the rear garden.





To the first floor there are three bedrooms, comprising two doubles and a single bedroom, together with a family bathroom.

Externally, the property benefits from a **south-facing rear garden**, arranged with a combination of lawn and hardstanding, together with a useful garden shed. The outside space provides plenty of scope for a new owner to landscape or adapt it further to suit their requirements.

The property offers an excellent opportunity for a purchaser to place their own stamp on an established home, with plenty of scope to update and personalise the accommodation to suit individual tastes and requirements, all within one of the area's most popular village locations.



Great Eccleston is a particularly sought-after village, well known for its strong community and excellent range of local amenities. From this property, everyday facilities are **practically on your doorstep**, including independent shops, cafés, pubs, restaurants, convenience stores and other village services. The village is also well placed for road connections towards **Garstang, Poulton-le-Fylde, Blackpool, Preston and the wider Fylde Coast**, with access to the A6 and motorway network available for those travelling further afield.

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 at the side and front of the property.

Construction Type :Brick under tile roof

Building Safety : N/A

Restrictive Covenants :Non known to effect the property.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : Non known to effect the property.

Footpaths / Bridleways : We understand that there are non known to effect the property.

Flooding : The property as not flooded within the last 5 years, According to the Environment Agencies website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A This list is not exhaustive, we have listed those consents tha the vendors feel effect 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: Standard, Superfast and ultrafast available in the area

Mobile signal: EE, O2, Vodaphone and Three 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 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** 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 : ///sands.tweed.protected

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.

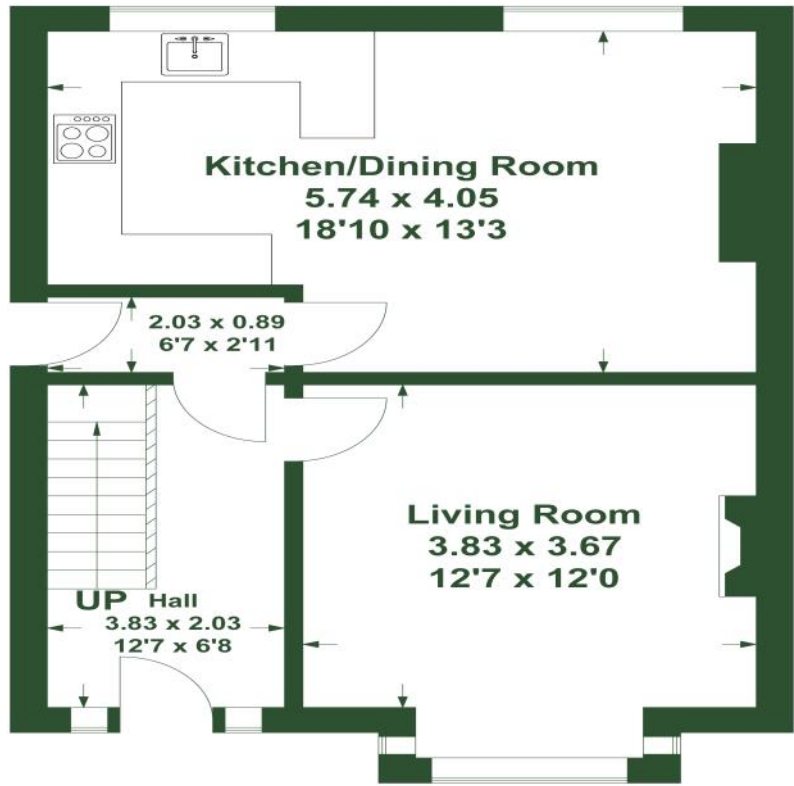
SUBJECT TO CONTRACT



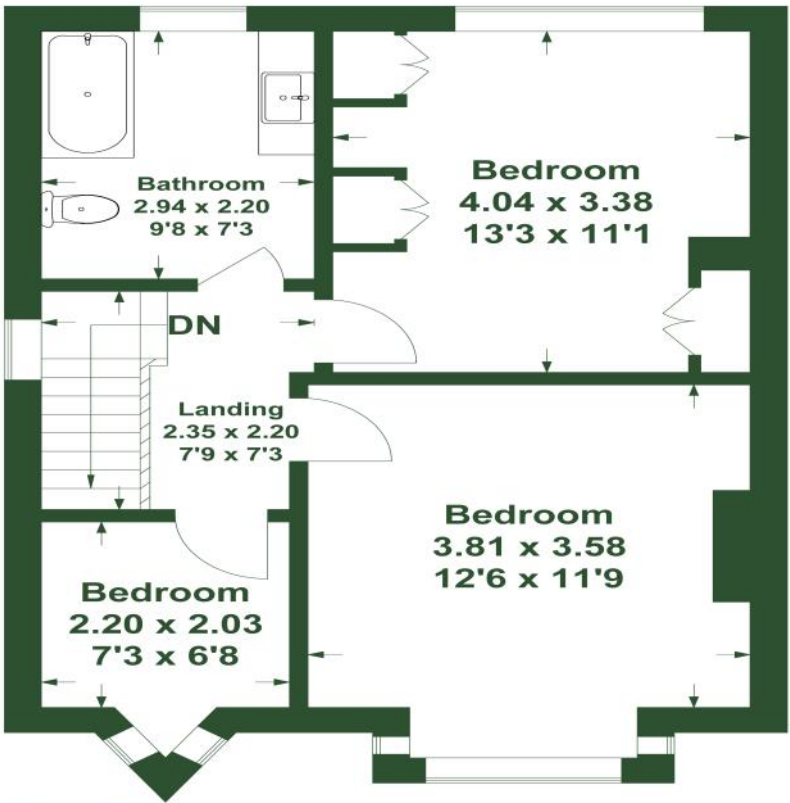
Approximate Gross Internal Area : 94.64 sq m / 1019 sq ft



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

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 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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	53 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



Abarnett.co.uk

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