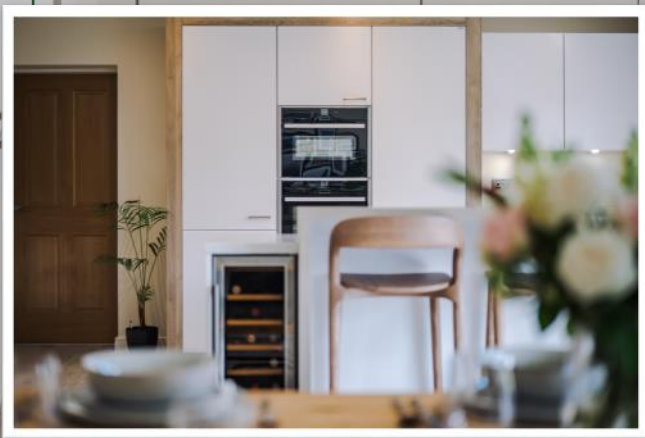




Wheatfields Road, Inskip, Preston, PR4 0SL

Asking Price £425,000







Wheatfields Road, Inskip, Preston, PR4 0SL

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4 Bedrooms



3 Bathrooms

-
- Superb family detached residence crafted for modern family living.
 - Landscaped gardens, a generous multi-car driveway, and an integral garage.
 - Positioned within a semi-rural location in the desirable village of Inskip with gorgeous, open countryside views to the front
 - Incredible living kitchen, four double bedrooms, three bathrooms.
 - Complete with NHBC warranty from 2021.



Positioned within the popular village of Inskip, this impressive, four bedroom detached family home offers generous and beautifully presented accommodation, designed with a layout that feels particularly well suited to modern family life. It is a home simply crafted to impress, with spaces to come together, rooms to escape to and a garden that extends the living space outdoors.

From the moment you arrive, the property has a strong sense of quality.

A generous driveway provides excellent off-road parking and leads to the integral garage, while the attractive frontage and landscaped gardens create an inviting first impression.

Inside, the ground floor is wonderfully versatile. The separate lounge provides a more traditional reception space, somewhere to settle down at the end of the day, while the study offers a dedicated room for working from home, doing homework or simply having a little peace and quiet away from the main living areas.

A useful cloakroom and separate WC are found off the hallway and finish off the practical touches within the home that make all the difference to everyday life.

The heart of the home lies to the rear of the property. The open plan kitchen, dining and family room creates a substantial central hub, bringing cooking, dining and relaxing together into one space.

The contemporary, SieMatic kitchen combines clean lined gloss cabinetry with excellent storage and NEFF integrated appliances, which include a double oven, dishwasher, induction hob with overhead extractor, wine cooler and microwave grill. The breakfast bar is a great additional to this space.

Bi-fold doors open the room directly onto the rear garden, bringing in an abundance of natural light and creating an easy transition between inside and out during the warmer months.

Off the kitchen is the utility room which is fitted with a range of wall and base units. There is a wash hand basin and space for a washer and dryer. Access to the garage and the rear gardens are provided from this space.







Upstairs, the sense of space continues. Four well proportioned bedrooms provide plenty of flexibility, whether needed for children, guests, hobbies or working from home. Two of the bedrooms enjoy their own en-suite shower rooms, whilst the remaining bedrooms are served by a generous family bathroom.

The principal bedroom is a great size and enjoys views out to the front of the property, allowing plenty of natural light to flood into the room. Fitted wardrobes are an excellent addition to this room. The en-suite includes a walk in shower, wash hand basin, WC and a heated towel rail.

Bedroom two is positioned to the rear, again is an excellent size and features fitted wardrobes. The en-suite also includes a walk in shower, wash hand basin, WC and a heated towel rail.

Bedrooms three and four are great sizes. Bedroom four is currently utilised as a guest room/home office with beautiful views to the front of the property. Bedroom three is positioned looking out onto the rear.

The family bathroom is complete with a bath with overhead shower, wash hand basin, WC and heated towel rail.

Outside, the rear garden provides a private and peaceful retreat. With lawn, established planting and a patio area, it offers space for children to play, outdoor dining, summer gatherings or simply enjoying a quiet morning coffee. The perfect place for dining alfresco and thoughtfully designed by the current owners. There is also access to the front of the property to the side.

The property is nestled in a semi-rural location just outside the village of Inskip with rural views to the front. Inskip benefits from two churches, primary school, village hall, a crown green bowling club, tennis/basketball court and a park. Whilst St Michaels offers similar amenities and a public house. The market towns of Garstang and Kirkham are a short drive away. Senior schools are found in Garstang, Poulton-le-Fylde and Kirkham. There are a range of private schools in the area to include Kirkham Grammar School, AKS and Rossall.





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. There is also an electric vehicle charging point fitted to the exterior of the garage, with a warranty until 20.05.2029.

Parking allocated and number of spaces : Off-street parking is available for multiple vehicles to the front of the property and within the garage.

Construction Type : Brick with tiled slate roof

Building Safety: N/A

Restrictive Covenants : Covenant prohibits long-term parking of caravans, boats, or large commercial vehicles outside the property. There is an annual estate management charge currently managed by RMG Living, with an annual service charge of £210.62 as of this current annum.

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : This property has access to the neighbouring properties for maintenance of boundaries.

Footpaths / Bridleways : N/A

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: Openreach available in the area

Mobile signal: EE, O2, Vodafone and Three 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 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, with common managed areas.

Local Authority: Preston City Council **Council Tax:** Band F

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. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : [//iworkflow.work.horns](#)

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

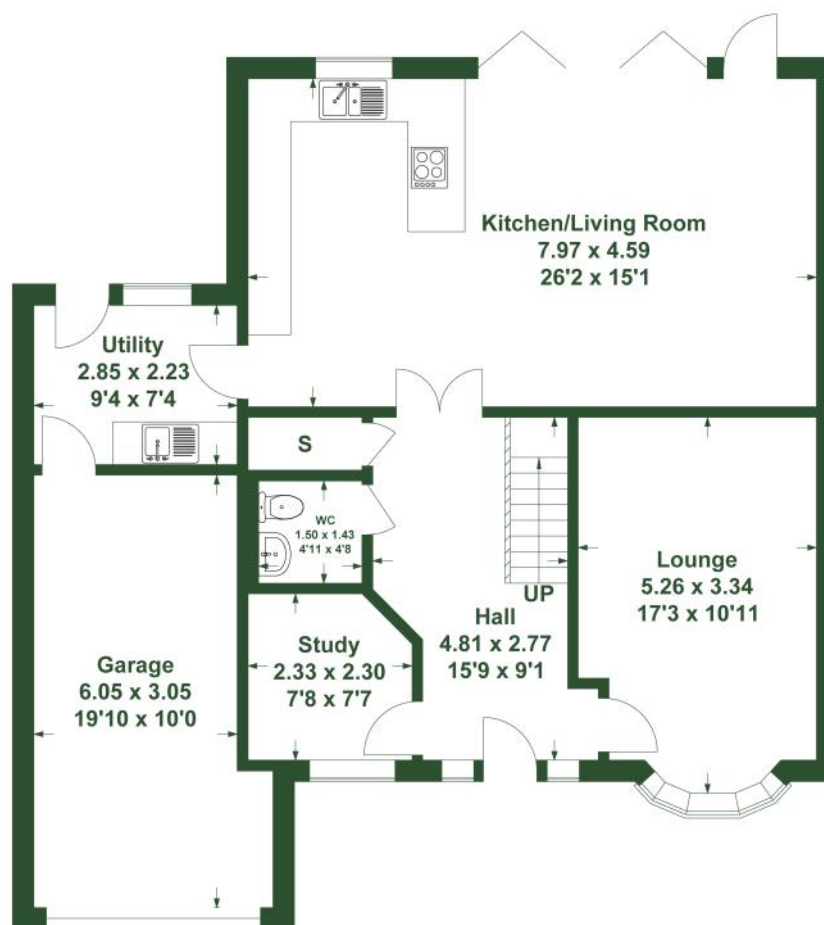




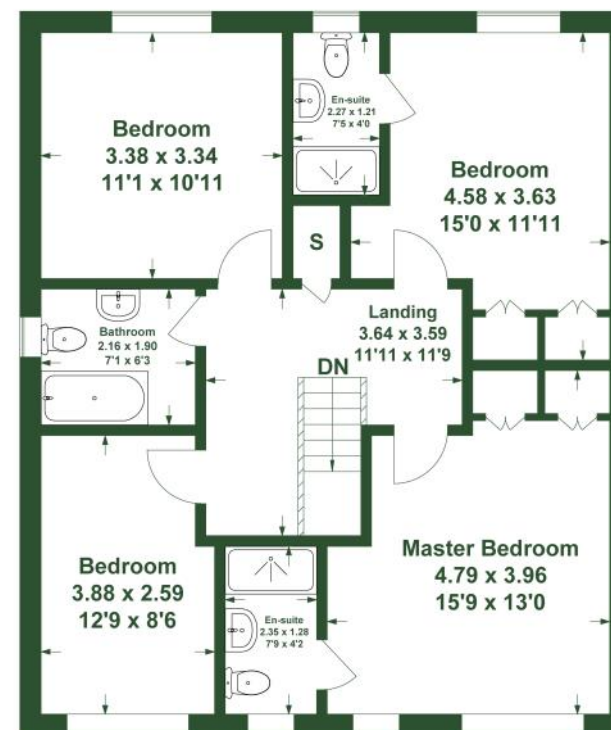
Approximate Gross Internal Area : 159.40 sq m / 1716 sq ft
 Garage : 18.19 sq m / 196 sq ft
 Total : 177.59 sq m / 1912 sq ft



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

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.

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





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