



Ash Road, Elswick, Preston, PR4 3YE

Asking Price £325,000







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4 Bedrooms



2 Bathroom

-
- **Four-bedroom detached family home**
 - **Established central Elswick village position**
 - **Spacious and flexible living accommodation**
 - **Principal bedroom with en-suite**
 - **South-facing side and rear garden**
 - **Extensive driveway parking**
 - **Double garage with two workshops**
 - **Excellent potential to update and personalise**



Occupying an established position in the heart of Elswick village, this property is a spacious four-bedroom detached family home offering generously proportioned accommodation, ample off-road parking, a double garage and an attractive south-facing garden. Having been in the same ownership since 1988, the property presents an excellent opportunity for a purchaser to create a home to their own style and specification.



The ground-floor accommodation is arranged around a welcoming entrance hall and includes a well-proportioned main reception room together with a separate dining room, from which an attractive archway leads through to the kitchen. A useful utility room and downstairs WC add further practicality for family living. The layout offers good flexibility and provides scope for future updating or reconfiguration, subject to any necessary consents.



To the first floor are four bedrooms, including a principal bedroom with fitted wardrobes and en-suite facilities. The remaining bedrooms are served by the family bathroom, with two further bedrooms also benefitting from fitted storage.

Externally, the property is approached via a substantial driveway providing ample off-road parking and access to a double garage. Two useful workshops have been created to the rear of the garage, adding valuable storage or hobby space. The gardens extend principally to the side and rear, with a particularly appealing south-facing aspect. A brick-paved patio provides space for outdoor seating and entertaining, beyond which lies a lawned garden offering a good degree of privacy.



Elswick is a popular Fylde village with a strong sense of community and a range of everyday amenities close at hand. The property is well positioned for access towards Great Eccleston, Poulton-le-Fylde, Kirkham and Preston, whilst the surrounding road network provides convenient links towards the A585, A6 and M55, making it well suited to those commuting throughout the Fylde Coast and wider North West.

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 for up to 4 cars at the front of the property.

Construction Type : Brick and Block with Slate Roof

Building Safety : N/A

Restrictive Covenants : None Known

Listed building : The property is not listed

Conservation Area / National Landscapes : None Known

Easement, and Wayleaves or Rights of Way : None Known

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 : None Known

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Openreach available in the area

Mobile signal: EE, O2, Three, and Vodafone 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: 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: Preston City Council **Council Tax:** Band E

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 : ///strike.modifies.ranks

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.

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 : Armitstead 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.

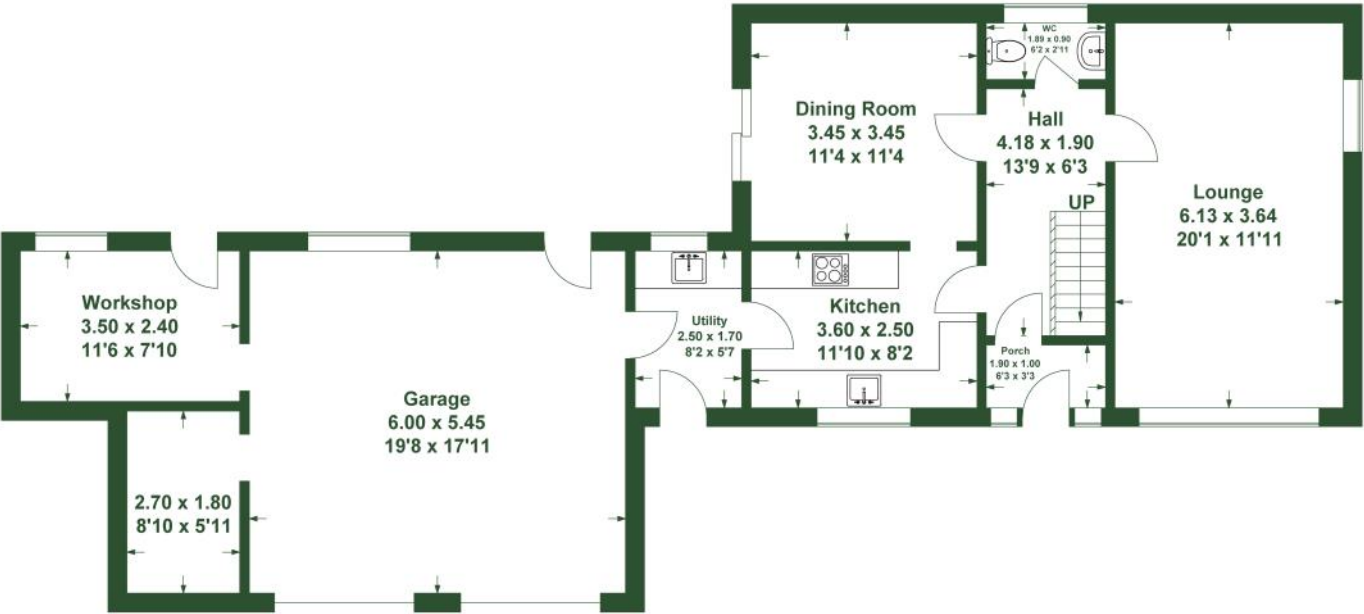
SUBJECT TO CONTRACT



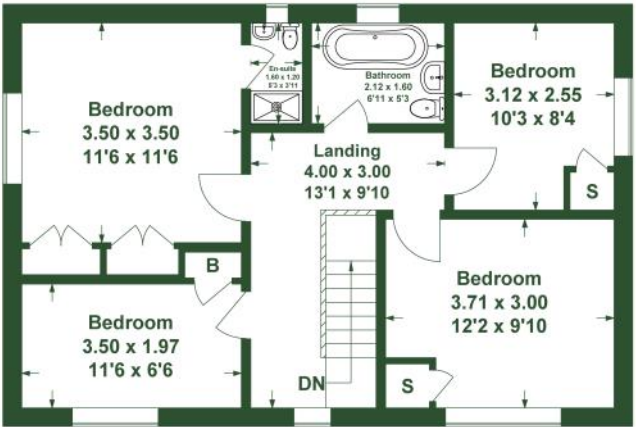
Approximate Gross Internal Area : 120.35 sq m / 1295 sq ft
Garage/Workshop : 47.40 sq m / 510 sq ft
Total : 167.75 sq m / 1805 sq ft



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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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