



Wheatfields Road, Inskip, Preston, PR4 0SL

Asking Price £460,000







Wheatfields Road, Inskip, Preston, PR4 0SL

Asking Price £460,000



4 Bedrooms



2 Bathrooms

-
- Fantastic family detached residence crafted for modern family living.
 - Landscaped gardens, a generous multi-car driveway, and detached double garage.
 - Positioned within a semi-rural location in the desirable village of Inskip with gorgeous, open countryside views to the front
 - Incredible living kitchen dining room, four great sized bedrooms, two bathrooms plus WC.
 - Complete with 10 year Checkmate Castle Warranty from 2020.



Welcoming you into the Wheatfields community. Positioned within the popular, semi-rural village of Inskip, this superb, four bedroom detached home offers a wonderfully balanced combination of space, style and practicality.

Set within this desirable modern development, the property occupies a prominent plot and makes an immediate positive impression. A generous driveway and detached double garage provide ample off-street parking for multiple vehicles.

Inside, the ground floor is wonderfully versatile. To one side of the home you will find the separate lounge, which provides a more traditional reception space. A bay window sits to the front and patio doors to the rear, allowing plenty of natural sunlight to flood the room from both ends.

A useful WC is conveniently positioned off the hallway, adding an extra level of practicality that makes all the difference to everyday family life.

The heart of the home lies to the other side, where the impressive open plan kitchen, dining and family room provides the main gathering space. Generously proportioned, this versatile room offers plenty of space for both everyday family life and entertaining friends and family. Velux windows draw additional light into the space, complemented by a large window to the front and patio doors opening onto the rear garden.

The SieMatic kitchen is finished in a contemporary style, featuring sleek cabinetry, excellent storage and a comprehensive range of NEFF appliances, including an oven, microwave grill, dishwasher, induction hob, overhead extractor and a wine cooler. The central island creates a sociable focal point, perfect for enjoying morning coffee, casual dining or keeping the cook company. It also incorporates pop-up power sockets with wireless phone charging, alongside integrated Bluetooth speakers.

French doors open the room directly onto the rear gardens, bringing an abundance of natural light into the space and creating a seamless connection between the indoors and out during the warmer months.

Off the kitchen is the useful utility room, fitted with a range of wall and base units, a kitchen sink and drainer as well as space for both a washing machine and tumble dryer. A further door provides convenient access to the rear gardens.







To the first floor, the impressive accommodation continues with four well proportioned bedrooms offering excellent flexibility for modern family life. Whether required for children, guests, hobbies, working from home or even a walk in wardrobe for an ever growing shoe collection, each room can accommodate this space, however you wish. The principal bedroom enjoys its own en-suite shower room, whilst the remaining bedrooms are served by a generous family bathroom.

The principal bedroom is a great size and enjoys views out to the rear of the property, allowing an abundance of natural light to flood into the 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 and again is another generously proportioned room.

Bedrooms three and four are great sizes. Bedroom three is currently utilised as a home office with excellent built in fittings and beautiful views to the front of the property. Bedroom four, also to the front of the property, has the addition of built in wardrobes and currently utilised as a dressing room.

The family bathroom is complete with a double ended bath, a walk in shower, wash hand basin, WC and heated towel rail.

To the rear, the garden offers a wonderful sense of privacy and tranquillity with a beautifully landscaped lawn, established borders and a spacious patio. Designed with both entertaining and everyday enjoyment in mind, there is plenty of room for children to play, outdoor dining and summer gatherings, while the pergola provides a peaceful spot to relax and enjoy the garden, perhaps the place to dine al-fresco. Side access leads conveniently around to the front of the property.

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. The property falls within catchment for Broughton High School and other senior schools are found in Garstang, Kirkham and Poulton-le-Fylde. 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 a Rolec 7.4 KW electric vehicle charging point located to the front of the property and connected to mains electric consumer unit.

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 £206.33 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 E

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 : ///nips.vineyard.mended

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.

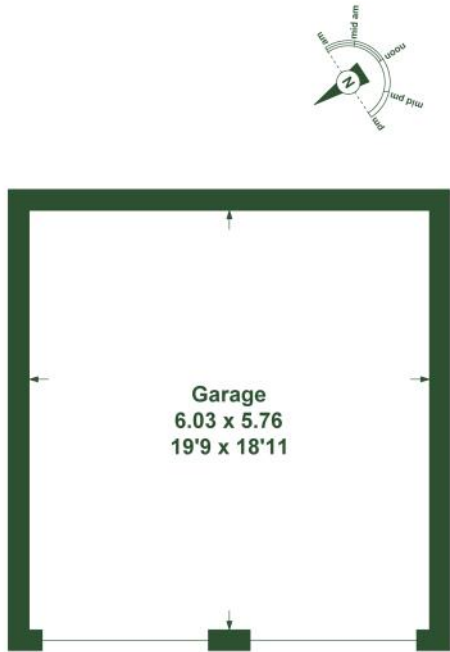
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly 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

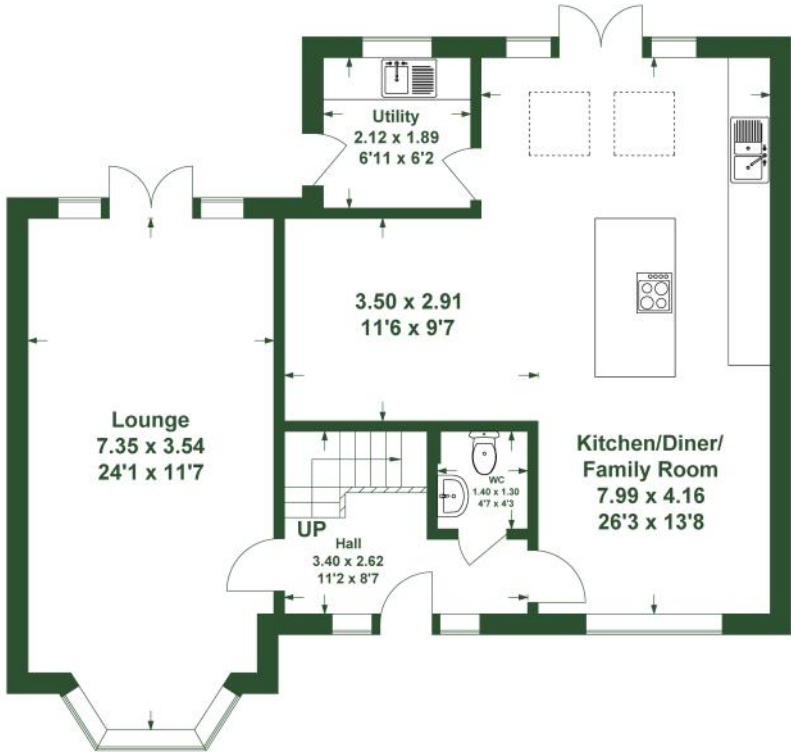




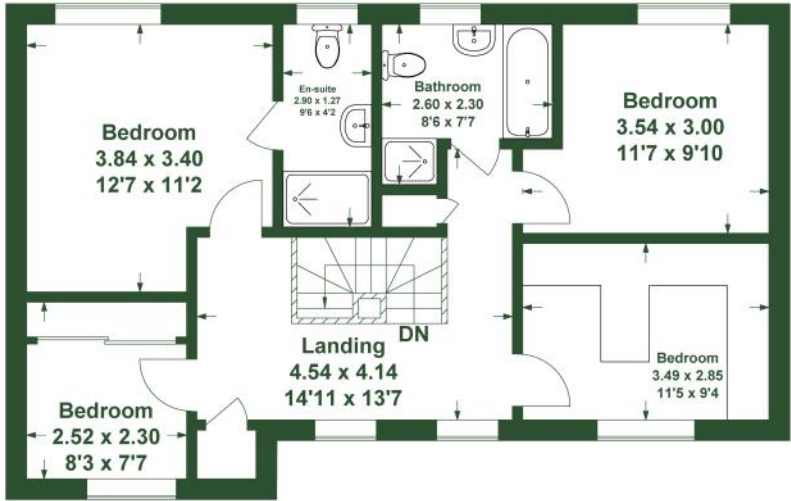
Approximate Gross Internal Area : 143.24 sq m / 1542 sq ft
Garage : 34.73 sq m / 374 sq ft
Total : 177.97 sq m / 1916 sq ft



Garage



Ground Floor



First Floor

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 particulars are subject to contract.

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





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

Stay in the loop!

