



# PROCTORS

ESTATE AGENTS

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## St Oswald's Vicarage, Lancaster Road, Knott End-on-sea, FY6 0DU

**"Offers Over" £495,000**

Detached four bedroomed/four reception roomed, art deco style, early 20th century, house in mature part tree lined garden of 0.6 acres (2,400 square metres). Double garage with scope to redevelop/extend. Internally, requires renovation/modernisation. Gas central heating and PVC double glazing installed. Over Wrye location between Preesall and Knott End-on-sea. Short pedestrian ferry crossing to Fleetwood and recently improved connectivity to Central Lancashire via Singleton bypass.



# St Oswald's Vicarage, Lancaster Road, Knott End-on-sea, FY6 0DU

## TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

### ENTRANCE VESTIBULE/PORCH

4' 4" x 3' 8" (1.32m x 1.12m)

### HALLWAY

14' x 6' 6" (4.27m x 1.98m) Stairs off, cloaks alcove off, radiator

### SNUG/RECEPTION ROOM ONE

8' 11" x 8' 10" (2.72m x 2.69m) (Plus bay window) radiator

### RECEPTION ROOM TWO

11' 10" x 10' 10" (3.61m x 3.3m) (Plus bay window) Gas fire, radiator

### RECEPTION ROOM THREE

12' 5" x 13' 2" (3.78m x 4.01m) Radiator

### RECEPTION ROOM FOUR

18' 10" x 13' 8" (5.74m x 4.17m) (Plus bay window), fireplace with gas fire, 2 x radiators

### BREAKFAST KITCHEN

18' 6" x 8' 10" (5.64m x 2.69m) (Plus bay 10' 7" x 1' 10" (3.22m x 0.56m) Matching base & wall cupboards with worktops incorporating single drainer stainless steel sink, double oven, electric induction hob

### UTILITY ROOM

9' 4" x 4' 1" (2.84m x 1.24m) Central heating boiler, plumbed for washer

### CLOAKROOM/WC

8' 4" x 2' 6" (2.54m x 0.76m) Wash hand basin, low flush WC

### STAIRS TO FIRST FLOOR

### BEDROOM ONE

13' 3" x 12' 5" (4.04m x 3.78m) Radiator

### BEDROOM TWO

13' 3" x 8' 10" (4.04m x 2.69m) Radiator

### BEDROOM THREE

11' 10" x 10' 10" (3.61m x 3.3m) Radiator



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	65d

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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### BEDROOM FOUR

9' x 8' 10" (2.74m x 2.69m) Radiator

### BATHROOM

9' 5" x 9' (2.87m x 2.74m) Part tiled walls, panelled bath, wash hand basin, low flush WC, shower, walk in cylinder & airing cupboard (3' 10" x 2.5" (1.1m x 0.76m))

### OUTSIDE

### GARAGE

21' 4" x 16' 4" (6.5m x 4.98m) (Measured externally) Power & light, currently subdivided for home office/workspace

### SPECIAL CONDITIONS

A planning enquiry revealed that due to flood risk any application for development in the garden would require a Borough of Wyre wide sequential test to establish viability. Accordingly the sellers will impose a restriction on the use of the property, limited to a single family dwelling (ancillary single granny flat style extension or annex development would be permitted.)

The sellers will require the buyer to covenant to remove the word(s) Vicarage, Old Vicarage or Rectory from the address of the property on completion – this is a standing condition of sale imposed by the Church of England.

### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Proctors Blackburn

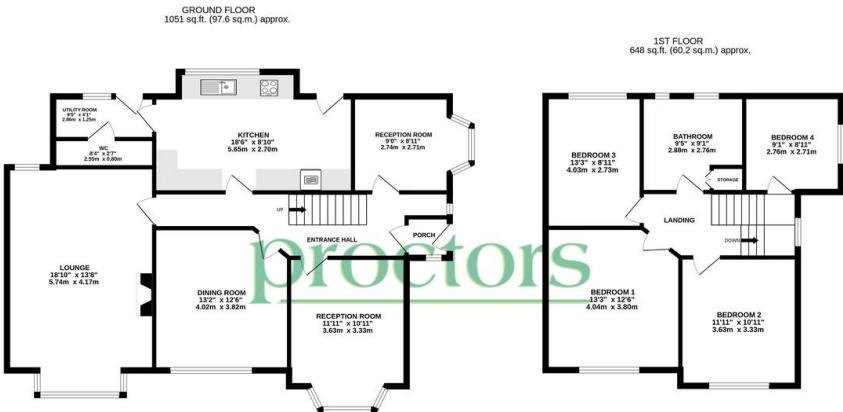
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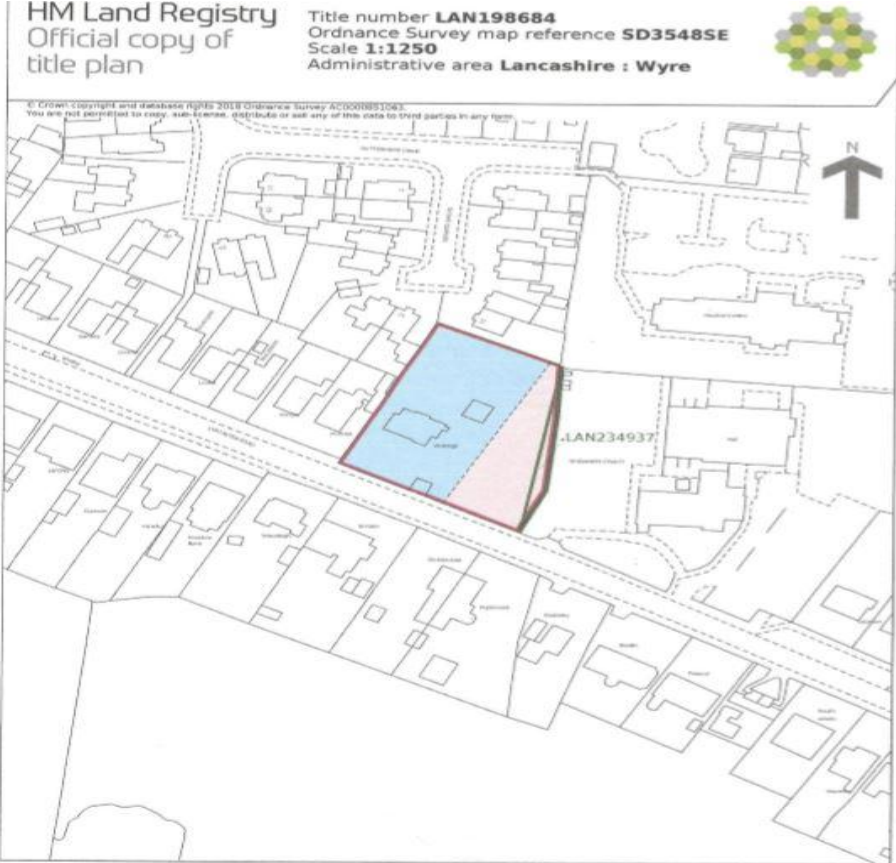
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ST OSWALDS VICARAGE - MARKETED BY PROCTORS ESTATE AGENTS  
 TOTAL FLOOR AREA: 1698 sq.ft. (157.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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\*The property is shown edged red and shaded blue and pink but excludes the green edged triangle\*



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		