



PROCTORS

ESTATE AGENTS

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Mowbreck Lane, Wesham, Preston

“Offers in the region of” £500,000

A large detached house set in generous private grounds (extending to 1600 m² / 0.39 acres or thereabouts) on the outskirts of Wesham village, convenient for all local amenities, J3 of M65 and all surrounding towns including Preston, Lytham St. Annes and Blackpool. The property provides spacious living accommodation with four reception rooms and five bedrooms. The other rooms include a kitchen, separate utility room, walk in pantry, cloakroom and boiler room. It has gas central heating and PVC double glazed windows. Externally, in addition to the gardens on all sides there is a driveway accessed through double gates to a detached garage. There are outside stores and WC. This property offers huge potential and should be viewed to fully appreciate.

TENURE

We are advised that the property is Freehold but any prospective purchaser should seek clarification from their solicitor



Mowbreck Lane, Wesham, Preston

ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

Wood flooring, radiator

CLOAKROOM

Wash basin, WC, 2 PVC double glazed windows, tiled flooring

LOUNGE

13' 4" x 14' 8" (4.06m x 4.47m) Into PVC double glazed bay window, 2 radiators, book shelving

LIVING ROOM

13' 10" x 17' 8" (4.22m x 5.38m) PVC double glazed bay window, gas fire in fire surround, PVC double glazed side window

DINING ROOM

15' 10" x 16' 9" (4.83m x 5.11m) Into PVC double glazed bay window, PVC double glazed window, radiator, tiled fireplace

MORNING ROOM

10' 6" x 6' 10" (3.2m x 2.08m) PVC double glazed window, radiator

KITCHEN

13' 10" x 13' 7" (4.22m x 4.14m) Wall and floor units including drawers, stainless steel single drainer sink unit, PVC double glazed window, radiator

UTILITY ROOM

9' 9" x 9' 7" (2.97m x 2.92m) Stainless steel double drainer sink unit, gas fired central heating boiler unit, radiator, PVC double glazed window

PANTRY

10' 5" x 3' 10" (3.18m x 1.17m) PVC double glazed window, tiled flooring, fitted shelving

STAIRS TO FIRST FLOOR LANDING

PVC double glazed window

BEDROOM ONE

13' 5" x 14' 9" (4.09m x 4.5m) Into PVC double glazed bay window, radiator

BEDROOM TWO

13' 10" x 17' 8" (4.22m x 5.38m) Into PVC double glazed window, radiator, side window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band G
Fylde Borough Council
59

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

Mowbreck Lane, Wesham, Preston

BEDROOM THREE

15' 10" x 13' 10" (4.83m x 4.22m) 2 PVC double glazed windows, radiator, wash basin

BEDROOM FOUR

13' 8" x 10' 8" (4.17m x 3.25m) 2 PVC double glazed windows, radiator

BEDROOM FIVE

9' 10" x 7' 4" (3m x 2.24m) PVC double glazed window, radiator, loft access

THREE PIECE BATHROOM

Panelled bath, walk in shower, wash basin, PVC double glazed window, radiator, airing cupboard

SEPARATE WC

PVC double glazed window

OUTSIDE

Large gardens on all sides, rear courtyard with 2 stores, garage, outside WC, double gates to sweeping driveway

GARAGE

17' 10" x 10' (5.44m x 3.05m)

SPECIAL CONDITIONS

- 1) To delete reference to Vicarage, Rectory or similar in the property address after completion
- 2) A development Clawback Provision – 50% of any uplift in value arising from a planning permission for any use other than a single dwelling for a period of 50 years payable to the seller on either the sale of the property with planning permission or the commencement of development. The base value for calculation of the clawback to be the price paid + planning costs incurred and an allowance for the rise in average house prices

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.



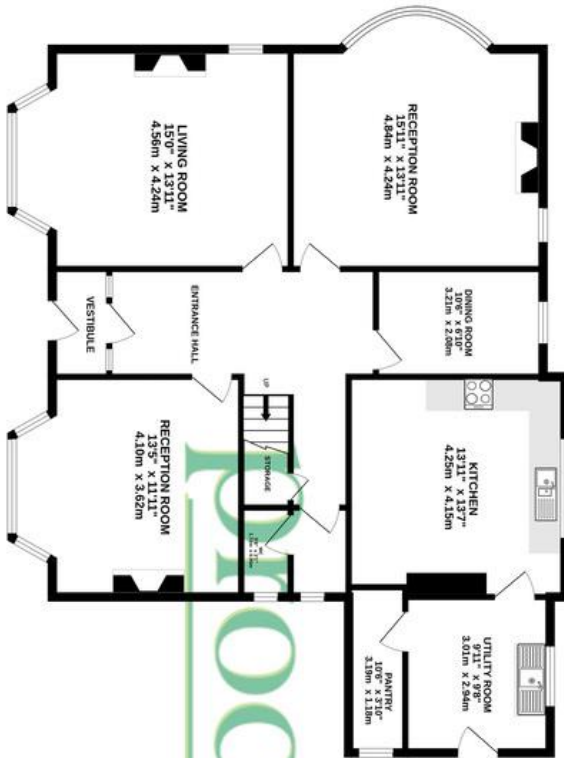
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GROUND FLOOR
1243 sq.ft. (115.5 sq.m.) approx.



1ST FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



VICARAGE, MOWBRECK LANE - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 2353 sq.ft. (218.6 sq.m.) approx.

While 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 site has not been visited and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		