



**31 The Gravel, Mere Brow
Preston, PR4 6JX, £450,000
'Subject to Contract'**

One of just three individual detached houses situated to the head of private cul de sac and surrounded by open Farmland! The property is very well presented throughout and offers exceptionally well planned accommodation over three floors. Entrance hall access leads to a lounge to front and modern style living, dining kitchen, perfect for entertaining with central island unit and a range of integral appliances all leading to enclosed garden to rear. There is also benefit of a separate utility and ground floor Wc. To the first floor there are three double bedrooms and a modern style family bathroom suite. The master bedroom benefitting walk in dressing area and en suite shower room access. There are a further two bedrooms located to the second floor, both with en suite shower room facility. The development is set well back from the main road through Mere Brow and accessed via private driveway. A generous block paved driveway to front provides ample off road parking for numerous vehicles. The enclosed rear garden is not directly overlooked and arranged for ease of maintenance. The property is convenient for a number of amenities located to Mere Brow including the very popular Leigh Arms together with excellent commuter link access via the A565 & B5246.

Entrance Hall

Composite entrance door with opaque double glazed insert. A number of Oak internal doors lead to main reception rooms. Stairs lead to the first floor with handrail, spindles and newel post. Recess LED skirting board lighting to staircase, recess spot lighting. Door to....

Lounge - 5.23m x 2.92m (17'2" x 9'7")

Upvc double glazed bay window to front, wall light points.

Living, Dining Kitchen - 8.2m x 5.72m (26'11" reducing to 11'10" x 18'9" reducing to 8'4")

Upvc double glazed bay window incorporating window seat and storage to front. Dining room open plan leading to modern style breakfast kitchen with Upvc double glazed window and separate Bi-Folding doors leading to enclosed rear garden. Door to understairs storage cupboard. The heart of the home centres around the modern style breakfast kitchen arranged with a number of white gloss base units complete with cupboards and drawers, wall and glazed china cupboards with under unit lighting and central island unit all with 'Quartz Granite' working surfaces including LED strip lighting under and inset single bowl sink unit with drainer and mixer tap. Appliances include; electric double oven, five ring induction hob with extractor over and dishwasher. Spaces is available for American style fridge freezer. Laminate style flooring and recess spot lighting.

Utility Room - 1.98m x 1.7m (6'6" x 5'7")

Upvc double glazed windows to side and rear. Complimentary base units with matching 'Quartz Granite' tops including plumbing available for washing machine and dryer, wall mounted 'Baxi' combination style central heating boiler which has been recently serviced. Door to....

WC - 1.98m x 0.91m (6'6" x 3'0")

Low level Wc, vanity wash hand basin with mixer tap and cupboards below, splash back, recess spot lighting and extractor.

First Floor Landing

Upvc double glazed window to front of property. Stairs to the second floor include handrail, spindles and newel post.

Master Bedroom - 5.18m x 2.9m (17'0" x 9'6")

Upvc double glazed window to front. Double bedroom with internal door leading to....

Walk-in Dressing Area - 0.99m x 2.9m (3'3" x 9'6")

Including useful hanging space and shelving, inner door leads to....

En Suite Shower Room/WC - 0.97m x 2.87m (3'2" x 9'5")

Opaque Upvc double glazed window. Step-in shower enclosure with plumbed in shower and hand-held shower attachment, vanity wash hand basin with mixer tap and cupboard below, low level WC. Tiled flooring, ladder style chrome heated towel rail, recess spot lighting and extractor.

Bedroom 2 - 3.58m x 2.57m (11'9" x 8'5" into recess)

A double bedroom with Upvc double glazed window overlooking rear of property.

Bedroom 3 - 3.68m x 2.57m (12'1" x 8'5")

Double bedroom with Upvc double glazed window to front.

Family bathroom/WC - 1.96m x 2.57m (6'5" x 8'5")

Opaque Upvc double glazed window. Four piece white suite comprising of low level WC, vanity wash hand basin with mixer tap and entry level shower with plumbed-in deluge style shower head and hand-held shower attachment. Free standing slipper style bath with mixer tap and shower attachment. Tiled walls and flooring with ladder style chrome heated towel rail, recess spot lighting and extractor.

Second Floor

Double glazed skylight to roof pitch maximises natural light to the top floor, there is access to useful built-in storage cupboard. Doors lead to both bedrooms.

Bedroom 4 - 2.9m x 6.27m (9'6" x 20'7" overall measurements including areas of reduced head height)

Double glazed 'Keylite' sky light to front roof pitch, Upvc double glazed window overlooks rear. Feature vaulted ceiling, hanging space to recess, door to under eaves storage space. Internal door to....

En Suite Shower Room/WC - 1.98m x 1.24m (6'6" x 4'1" including areas of reduced head height)

'Keylite' double glazed skylight to roof pitch. Tiled walls and flooring with ladder style chrome heated towel rail. Modern three piece suite comprising; vanity wash hand basin with mixer tap and low level WC. Entry level shower enclosure with glazed shower door and screens, plumbed-in shower.

Bedroom 5 - 6.22m x 2.57m (20'5" x 8'5" into recess and including areas of reduced head height)

Double glazed 'Keylite' sky light to front roof pitch, Upvc double glazed window overlooks rear. Feature vaulted ceiling. Internal door to....

En Suite Shower Room/Wc - 1.57m x 1.24m (5'2" x 4'1" including areas of reduced head height)

'Keylite' double glazed skylight to roof pitch. Tiled walls and flooring with ladder style chrome heated towel rail. Modern three piece suite comprising; vanity wash hand basin with mixer tap and low level WC. Entry level shower enclosure with glazed shower door and screens, plumbed-in shower.

Outside

The property forms just one of three stand alone properties originally constructed by Bella Homes and accessed via a private road just off Gravel Lane in Mere Brow. Tucked away to the corner and enjoying a semi-rural position amongst Farmland, a generous block paved drive leads to the front and provides off road parking for several vehicles. The enclosed rear garden has been arranged for ease of maintenance with Astro turf lawn, crushed slate borders and ornamental pond. The rear garden is not directly overlooked with further benefit of a timber-built hot tub area which could also be arranged as outside bar/entertainment area.

Tenure

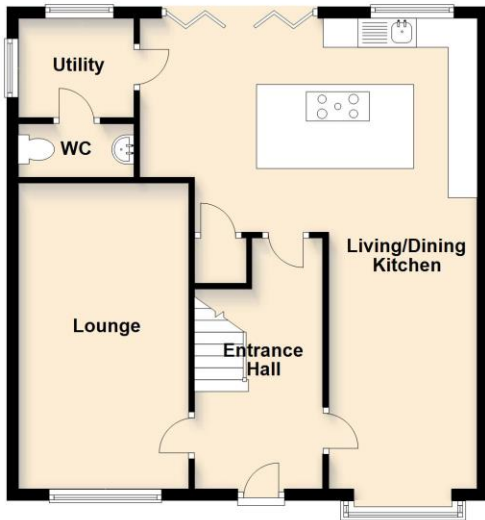
Freehold.

Council Tax

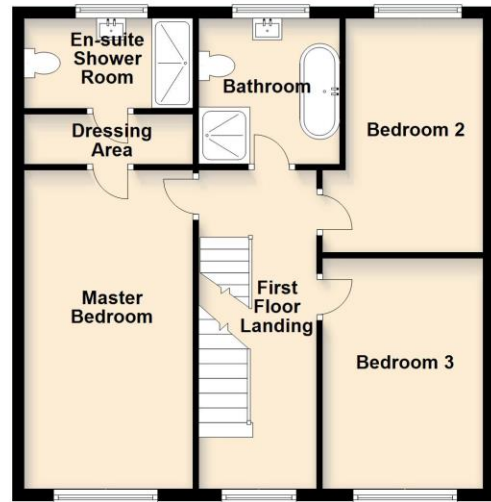
West Lancashire Borough Council band F.



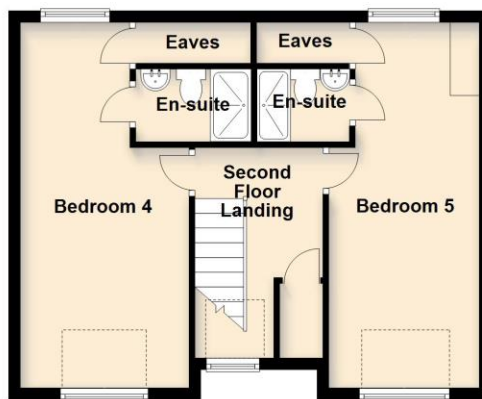
Ground Floor



First Floor



Second Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (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 | | |
| England & Wales | EU Directive 2002/91/EC | |



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