

**Garstang Road,
Broughton**


SMART MOVE



Asking Price **£490,000**



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Cherry Tree Cottage is a singular property situated on one of the areas prime residential roads, along which there are but a handful of homes, making a home such as this a rare find indeed. The semi rural setting this superb property enjoys is one which only seeing first-hand shall truly do justice to, as it is both tranquil, whilst also being only a short distance to main motorway networks for commuting. The property is presented to a high standard, both inside and out, making it ready for the next lucky owners to move straight into. Viewing is by appointment via Smart Move, so enquire now and book your individual tour.

The internal layout of the property in brief includes: entrance hall with staircase to the first floor, ground floor WC, lounge with exposed brick feature fireplace and open plan modern fitted kitchen, boasting an excellent arrangement of fitted eye and base level wall units and a centre island unit, separate utility / laundry room, ground floor bedroom with fitted wardrobes and three piece en suite shower room off, first floor landing with feature stain glass window in the stairwell, principle bedroom with fitted storage and wardrobes as well as a four piece en suite bathroom and bedroom two completes the accommodation to the first floor and offers further fitted storage and another three piece en suite shower room.

The property is approached along a private road, off which you turn onto the block paved driveway for the property. There are double gates on the driveway for additional parking to the rear of the property, both on the driveway, as well as within the detached single garage. The main garden is located to the rear and is low maintenance, boasting a pressed concrete patio area to the rear of the property and a further patio area at the end of the garden, artificial turfed garden with enclosed fenced perimeter and access door to the office, which is attached to the rear of the garage and accessed through an external door within the rear garden.

About the Local Area: Broughton is a village approximately 4 miles North of the city of Preston, in Lancashire. The parish is included in Preston Rural East ward of Preston city council, and the Preston Rural division of Lancashire County Council. The village, while semi rural, also benefits from being close to the M55 and M6 motorways, allowing for easy commuting to nearby towns and cities. This property is tucked away "off the beaten track" so for sat nav directions please search PR3 5JA or for directions using What 3 Words, search: [///snake.nests.drive](https://snake.nests.drive) or follow the link: <https://w3w.co/snake.nests.drive>

NB: There has been outline planning passed on land to the west of Garstang Road for up to 51 dwellings. Preston Council planning reference: 06/2023/0030. Proposed access to this land to be off the main road, not the lane leading to this property. This Property was part of DISPUTE but that dispute has now been RESOLVED through solicitors. The property is now being sold with a CLEAN TITLE.



*** Individually Designed Three Bedroom Detached Home with NO ONWARD CHAIN**

*** Accommodation circa 1,709 sq ft**

*** Ground Floor WC & Utility Room**

*** Two Bedrooms to 1st Floor - Both with En Suites**

*** Low Maintenance Garden & Detached Garage with Attached Office**

*** Desirable Semi-Rural Location**

*** Large Open Plan Lounge & Kitchen Diner**

*** Ground Floor Bedroom with En Suite**

*** Gated Driveway for Off Road Parking**

*** EPC Rating of B & Heat Pump & Designer Radiators**





Total Area: 158.7 m² ... 1709 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

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



Smart Move – Tarleton
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.