



9 The Rowans, Greenhalgh, Preston,
Lancashire, PR4 3EU

£385,000

***** STUNNING NEW BUILD DETACHED RESIDENCE WITH
OPEN ASPECTS *****

This **BEAUTIFUL** detached residence is **VERY** generously proportioned for a newer build. With **FOUR DOUBLE** bedrooms, a modern family bathroom, plus **EN-SUITE** to the master and addition ground floor WC. Then the **THREE** reception areas, with very much modern 'open-plan' design to the ground floor.

The plot, again generous with rear gardens over 60ft x 65ft and parking for **TWO** vehicles to the front driveway.

The location is semi-rural with open aspects to the front **AND** rear as a '**DUCK POND**' and open fields. Situated just 0.5 miles from the **M55**, ideal for commuters.

- **Four DOUBLE** bedrooms
- **THREE** reception areas
- Bathroom, En-Suite and **ADDITIONAL WC**.
- **OPEN ASPECTS** front and rear
- **LARGE** plot

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- **EV point**
- **UNDERFLOOR heating**
- **BEAUTIFUL detached residence**

Hall: Double glazed composite door, Staircase.

Office: 9'9" x 8'9" (2.97 m x 2.67 m) UPVC double glazed bay window.

Utility/WC: Fitted wall units also housing under floor heating system, Plumbed for washing machine, Tiled floor. Leading to:-

Ground Floor WC: Low flush WC, Pedestal wash basin, Tiled floor.

Lounge Area: 15'6" x 13'4" (4.72 m x 4.06 m) Feature fireplace with solid fuel burner recessed to chimney breast, UPVC double glazed window and patio doors to rear garden. Directly open to:-

Dining Area: 12'9" x 10'0" (3.89 m x 3.05 m) UPVC double glazed window and patio doors to rear garden. Open archway to:-

Kitchen: 11'4" x 9'5" (3.45 m x 2.87 m) Modern range of high gloss wall units, Complementary roll edge worktops, Ceramic sink, '5' ring induction hob, Built in double oven and grill, Fridge, Freezer, Dishwasher, Tiled floor, UPVC double glazed window.

First Floor:

Landing: UPVC double glazed window.

Bedroom 4: 9'5" x 8'1" (2.87 m x 2.46 m) UPVC double glazed window.

Bedroom 2: 13'4" x 9'6" (4.06 m x 2.90 m) UPVC double glazed window.

Bathroom: Comprising; Panelled bath with overhead shower and screen, Low flush WC, Pedestal wash basin, Built in storage cupboard, Mostly tiled walls, Tiled floor, UPVC double glazed window, Heated towel rail/radiator.

Master Bedroom: 13'3" x 12'3" (4.04 m x 3.73 m) Two UPVC double glazed windows.

En-Suite: Tiled shower cubicle, Pedestal wash basin, Low flush WC, Tiled floor, UPVC double glazed window.

Bedroom 3: 9'6" x 9'4" (2.90 m x 2.84 m) UPVC double glazed window.



Outside:

Front: Flowered beds to border. Mainly block paved as off street parking. EV point.

Rear: Generous rear gardens, Mainly lawned, Paved patio, Composite deck, Open aspect views. (measures over 65ft deep by 60ft wide (average))

Garage: Light, power and water connected.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 91 years remaining from 2015, Ground rent is £147 per annum, Service charge is £1043 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - E £2731.84 (2024/25)

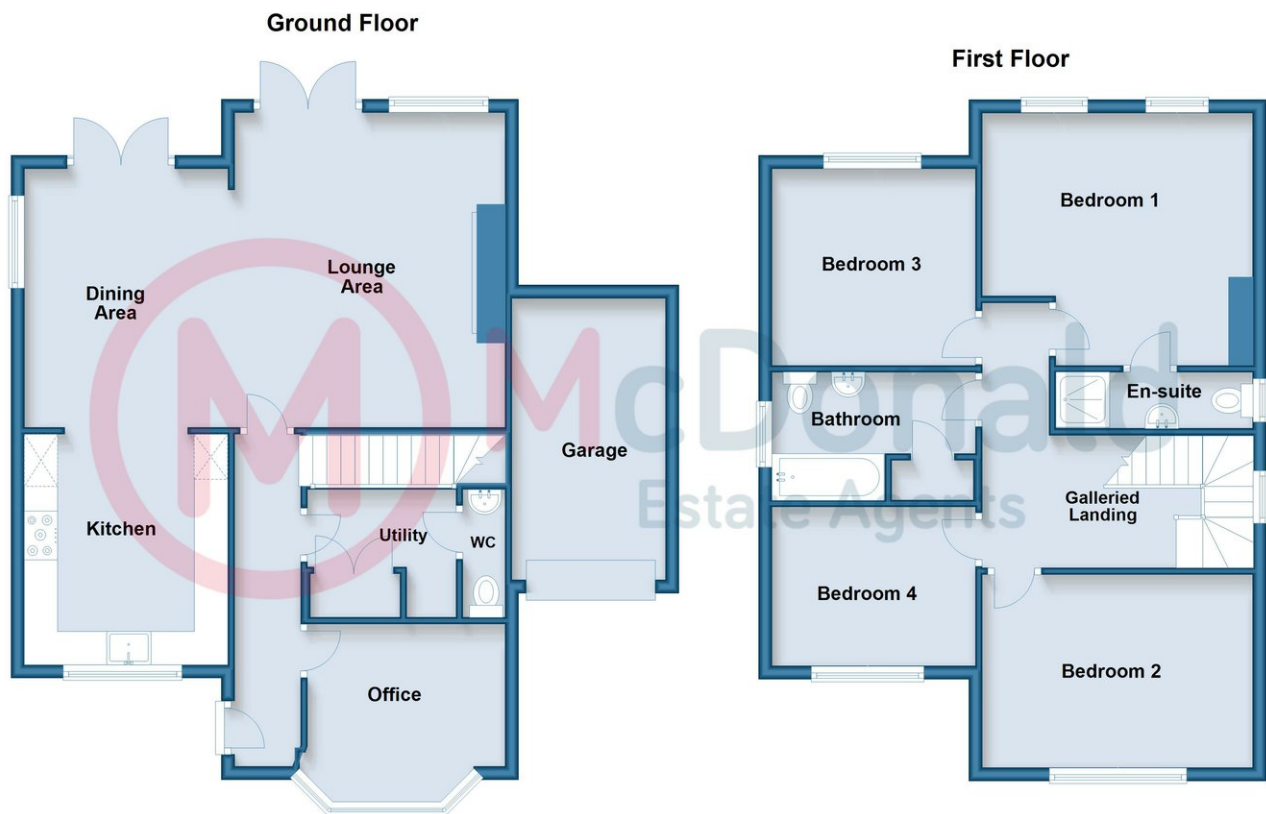


Directions: Take Fleetwood Road (A585) heading south to Esprick, after passing the petrol station on the left, turn first left into Medlar Lane and then first left again into The Rowans.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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The Rowans

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