



The Pastures Fleetwood Road,

£399,995



Reeds Rains

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Wallingford, The Pastures Fleetwood Road, Wesham, Preston

£399,995

Ideally located virtually mid-way between Preston and Blackpool, Wesham occupies a delightful position in the green and fertile Fylde countryside of Lancashire, with a village history going back to the Norman Conquest. The coming of the railways in the 19th century brought prosperity to the town, and today it is a thriving community thanks to local industries such as Fox's Biscuits and many other local enterprises. Wesham benefits from a selection of local shops, plus it has a busy community centre, recreation centre and three pubs - all contributing to the town's clear sense of community and identity. Wesham shares a railway station with neighbouring Kirkham, providing direct links to Blackpool and Preston, the latter being on the main West Coast Rail line between London and Glasgow. Trains to London take as little as two hours and 15 minutes and Preston is within easy rail commuting distance of Liverpool and Manchester. Wesham is also just minutes from Junction 3 of the M55, which connects Blackpool to the north-south M6 motorway, for direct connections to Cumbria and the whole of the North West. For local days out, Blackpool, the Lancashire coast, the Lake District and the Trough of Bowland are easily accessible and the nearby university city of Preston has extensive education, shopping and entertainment amenities. Nearby Kirkham also has excellent facilities, including several well respected Primary and Secondary schools. The Pastures offers a rewarding choice of three, four and five bedroom detached homes, with either single or double garages. While semi-detached homes benefit from private driveways or a parking space. Properties are arranged round several cul-de-sacs, making it ideal for those seeking a comfortable and relaxing environment in which to enjoy a relaxed family life. With plenty of tree cover and landscaping to create a mature, well established ambience, each home has a lawned area to the front. In addition, The Pastures is bordered by a recreation ground and an extensive biodiversity area, adding further greenery to the environment. All the homes at The Pastures are built with modern family living in mind. The specification is carefully chosen for its quality, practicality and aesthetics, to meet the daily demands of modern household requirements. Your new home is fitted with an array of quality modern fixtures and fittings all as standard. Contemporary style Vicaima internal doors with Carlisle Brass polished chrome door furniture. White switches and sockets are provided throughout. TV sockets are standard to the lounge and master bedroom with phone sockets fitted to the lounge

and smallest bedroom. Mains powered smoke detectors fitted in the hallway and on the first floor landing. Gas fired central heating and hot water is provided by a highly efficient BAXI Potterton system, by use of either a system boiler and cylinder or combination boiler (house types dependent), the warmth is radiated through your home with radiators.

ENTRANCE HALL

GROUND FLOOR WC

LOUNGE

4.62m x 3.66m (15'2" x 12'0")

KITCHEN / DINING ROOM

4.09m x 9.02m (13'5" x 29'7")

UTILITY ROOM

STUDY

FIRST FLOOR

BEDROOM ONE

3.84m x 3.71m (12'7" x 12'2")

DRESSING AREA

EN-SUITE SHOWER ROOM

BEDROOM TWO

3.96m x 3.10m (13'0" x 10'2")

BEDROOM THREE

3.43m x 3.10m (11'3" x 10'2")

FAMILY BATHROOM

BATHROOM

SECOND FLOOR

BEDROOM FOUR

5.26m x 3.71m (17'3" x 12'2")

BEDROOM FIVE

5.26m x 3.10m (17'3" x 10'2")

BATHROOM

EXTERIOR



For full EPC please contact the branch

