



Sand Martin Avenue, Wesham, PR4 3FE

£238,750

PRICED TO SELL! NO CHAIN – STUNNING 3-BEDROOM DETACHED HOME IN SOUGHT-AFTER MODERN DEVELOPMENT "THE PASTURES" IN WESHAM. OPEN-PLAN LIVING, MASTER WITH EN SUITE, LANDSCAPED GARDEN WITH HOT TUB, AND INTEGRATED GARAGE. IDEAL LOCATION NEAR SCHOOLS, SHOPS, AND M55 ACCESS – VIEW NOW!



7 Sand Martin Avenue, Wesham, PR4 3FE

This stunning 3-bedroom detached house is located within the highly sought-after Rowland Homes development, "The Pastures," in Wesham. Built to the Rowland Homes Victoria house type, this property offers modern living in a well-established neighborhood. With fantastic curb appeal and priced to sell, this home is available with no onward chain, making it an ideal choice for buyers seeking a smooth and straightforward move.

Upon entering, you'll find a spacious open-plan lounge, dining area, and kitchen, complete with integrated appliances—perfect for modern family life. The ground floor also features a convenient W/C and access to an integrated garage, providing secure parking and additional storage. Upstairs, the master bedroom boasts its own ensuite bathroom, accompanied by two further well-sized bedrooms and a family bathroom, offering ample space for comfort and privacy.

Outside, the property benefits from a beautifully landscaped rear garden, ideal for outdoor entertaining, complete with a hot tub for relaxation. This home is situated in an excellent location, with easy access to local amenities such as the nearby Mill Farm development, local shops, and highly regarded schools. For commuters, the M55 motorway network is conveniently close by.

This freehold property comes with a low management charge of £120 per annum and is heated by an efficient combi boiler. It falls under Council Tax Band D. With all these features and more, this home represents a fantastic opportunity for families or professionals looking to settle in a thriving community. Energy performance rating of B.

Entrance Hall 3'3" x 3'3" (1.0 x 1.0)

Access to the living room and garage

Living Room 22'11" x 10'2" (7.0 x 3.1)

French Doors to the rear of the garden

Kitchen 8'6" x 7'10" (2.6 x 2.4)

Integrated appliances

W/C 2'7" x 4'11" (0.8 x 1.5)

A two piece suite

Garage 16'4" x 4'7" (5.0 x 1.4)

Integrated garage

1st Floor

Landing

Access to all bedrooms and family bathroom

Bedroom 1 11'1" x 10'5" (3.4 x 3.2)

Front of the property, carpeted flooring, access to the ensuite

Ensuite 7'10" x 2'11" (2.4 x 0.9)

3 piece, step in shower cubicle, heated chrome towel radiator

Bedroom 2 13'1" x 8'6" (4.0 x 2.6)

Rear of the property, carpeted flooring

Bedroom 3 7'10" x 7'6" (2.4 x 2.3)

Front of the property, carpeted flooring

Bathroom 7'10" x 6'2" (2.4 x 1.9)

A three piece suite

External

Landscaped three tired garden, private, great space for entertaining and relaxing





