



athertons
property & land

Thorncroft Green Moor Lane, Preston, PR3 2YR
Agricultural Occupancy Cond. £525,000



Thorncroft Green Moor Lane, Preston, PR3 2YR

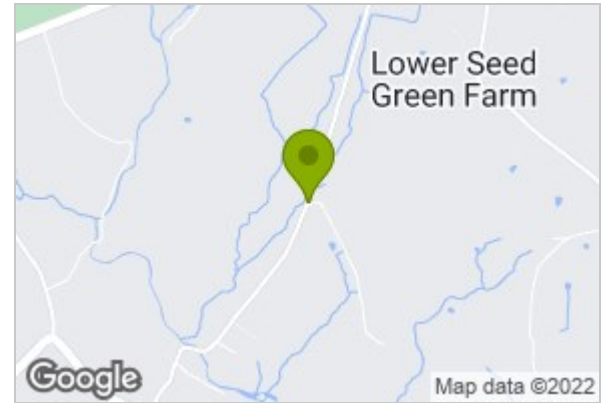
THIS PROPERTY IS OFFERED TO THE MARKET FOR SALE OR TO LET WITH AN AGRICULTURAL OCCUPANCY CONDITION ATTACHED TO IT - MEANING ANY POTENTIAL PURCHASER MUST EITHER BE CURRENTLY WORKING ON OR HAVE PREVIOUSLY WORKED ON THIS FARM.

Situated in a stunning rural setting, and the catchment area for many outstanding primary & secondary schools, within easy reach of transport links, fantastic walks and lots of brilliant eateries and amenities, this is an ideal family home or downsizer in a great countryside location.

The accommodation comprises; Ground Floor; Rear Entrance / Utility, Kitchen Diner, Open Plan Living Room / Dining Room, Inner Hallway, Office, House Bathroom, Bedroom Three, Bedroom Two and Master Bedroom.

Externally there is parking for multiple cars, an agricultural building housing two caravans, a double garage, large gardens with open views towards Winter Hill and beautifully maintained bedding areas.

Approximate Gross Internal Area - 132.54m² (1,426 Sq. Ft)



Ground Floor

Rear Entrance / Utility

7'8" x 6'5" (2.35m x 1.97m)

Kitchen Diner

10'1" x 11'11" (3.08m x 3.65m)

Inner Hallway

Open Plan Lounge Diner

15'1" max x 23'10" (4.6m max x 7.27m)

Office

9'11" x 7'11" (3.03m x 2.42m)

Bedroom Three

9'11" x 10'11" (3.03m x 3.35m)

Bathroom

10'1" x 7'6" (3.09m x 2.29m)

Bedroom Two

9'11" x 11'0" (3.03m x 3.36m)

Bedroom One

13'6" max x 14'0" (4.13m max x 4.28m)



Outside

Garage

16'7" x 17'4" (5.08m x 5.29m)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

53 King Street, Whalley, Lancashire, BB7 9SP

Tel: 01254 828 810 Email: whalley@athertons-uk.com

www.athertons-uk.com