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The Farmhouse, Wrea Brook Lane, Wrea Green PR4 3PP
£349,995



Located in this executive hamlet of only six converted homes is this stunning three bedroom farmhouse with beautiful surrounding views and ample living space. 'The Old Farmhouse' is a stunning mid mews style property on a generous plot, benefiting from solar panels contributing towards the energy costs, well proportioned rooms throughout including three bedrooms with one en-suite, lounge and separate dining room. Enjoying a private garden with superb countryside views and a double garage with parking which is situated across from the property.

Internally you are met by a part glazed door which opens into an entrance vestibule and a part glazed door beyond into the entrance hall. The entrance hall leads to various rooms on the ground floor including utility room & downstairs WC, under the stairs cupboard housing the electric meters & switches. A staircase rises up to the first floor.

The kitchen includes a range of wall and base mounted units in high gloss with integrated appliances which include dishwasher, double oven, hob and extractor along with a fridge and freezer. There is a breakfast bar, 1 ½ sink and drainer and designer style radiator.

The dining room / reception room has a bay window to the rear elevation. There is a sunroom / porch to the rear, which has patio doors out to the rear gardens and a tiled floor. A spacious lounge is provided with views out to the rear of the property and a laminate floor covering.

The staircase rises up to the first floor landing. A cistern cupboard is found off the landing. The Principal Bedroom is a large room which has windows out to the rear of the property overlooking the gardens and rural views beyond. There is the benefit of a dressing area off. The en suite has a sunken bath with a shower over, wash hand basin and WC set in a unit along with a frosted window.

There are two further double bedrooms, one with views out to the side and rear and the other with views out to the side and front of the property. All bedrooms have laminate floor coverings. The well presented family bathroom includes a double ended bath, separate shower cubicle, WC and wash hand basin set in a unit. The bathroom is fully tiled.

A double garage is available with this property across the courtyard. The gardens have a stone patio, lawn and bedded gardens to the rear.

Set along a quiet country lane, all of the properties enjoy views to open countryside. Located within just a short drive to the attractive village of Wrea Green and town of Lytham. Wrea Green has a primary school, shop, restaurant, place of worship and public house whilst Lytham has an extensive range of services. Comprehensive schools include Lytham St Annes High School and Carr Hill School whilst private schools in the area include : Kirkham Grammar School, AKS and Rossall. Ribby Hall has a range of leisure and parking facilities. There is good access to the main road and motorway network marking it ideal for commuters.

Gross internal area approximately- 149.1 sq. meters (1604.5 sq. feet)

Services

LPG fired heating, mains electricity, drainage to shared sewage treatment plant, mains water.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

D (66).

Council Tax

Band E.

Viewings

Strictly by appointment only

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)

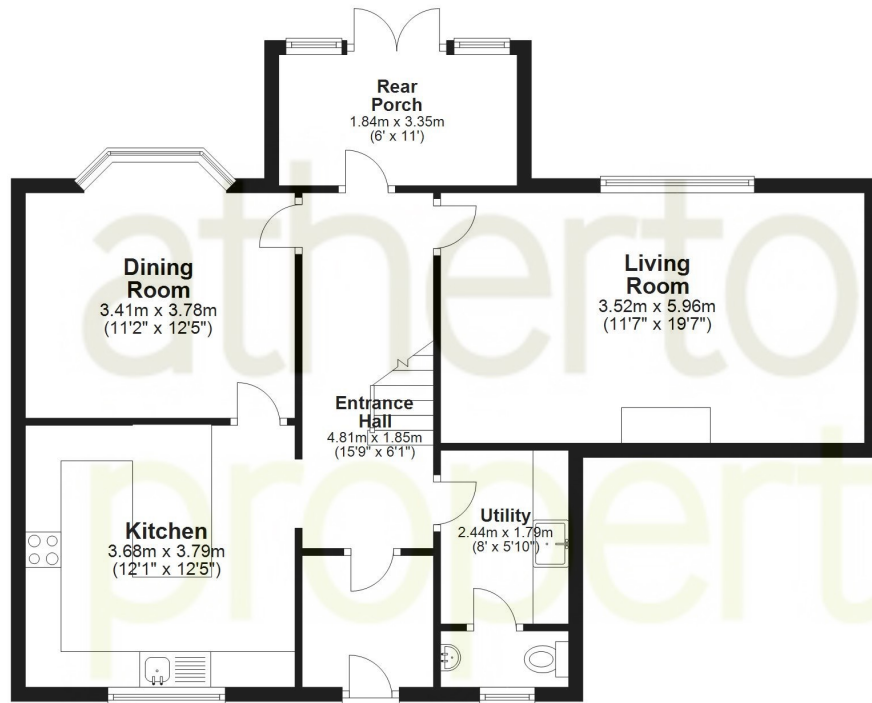


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Ground Floor

Approx. 75.3 sq. metres (810.8 sq. feet)



First Floor

Approx. 73.7 sq. metres (793.7 sq. feet)



Total area: approx. 149.1 sq. metres (1604.5 sq. feet)



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