

For Sale By Private Treaty

Bank Farm, Bank Head Lane, Bamber
Bridge, Preston PR5 6YR



P Wilson & Company
Chartered Surveyors



A fantastic four bedroom former farmhouse with large garden, situated in a most pleasant and accessible rural location between Bamber Bridge and Hoghton.



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Directions

From the centre of Preston follow the A59 London Road, then Victoria Road through Walton le Dale. At the second mini roundabout, turn onto the B6258 Chorley Road. Heading south, turn East onto School Lane, and then South onto Brindle Road. Follow the road round until you reach The Hospital Inn, head East onto Bank Head Lane and the property can be found approx. 600m on your left sign posted Bank Farm.

Location

The property is situated in a favourable and convenient rural location between the villages of Bamber Bridge and Hoghton, close to local amenities and motorway links.

Description

A semi-detached traditional former farmhouse. The property briefly comprises three reception rooms and four bedrooms. With the benefit of a large mature garden, with greenhouses, garden buildings, and vegetable plot. The private plot is perfect for aspiring gardeners, or would make an excellent family garden.

Accommodation

Front Porch

With tiled floor and window to front and side.

Living Room

L-shape room with two windows to the front, feature electric fireplace and built in bookcase storage, patio doors leading to conservatory. Stairs off.

Conservatory

Fully double-glazed conservatory, with tiled floor.

Dining Room

Dual aspect room with windows to the front and rear with the benefit of a multifuel burner.

Kitchen

Kitchen with a range of wall and base units with inset sink and drainer, electric hob, oven, integrated fridge freezer, space for washing machine and dishwasher. Understairs larder cupboard and window to the rear of the property. Access to dining room, living room and rear porch.

Rear Porch/Utility Room

Tiled floor and window and door to the rear with access to WC.

WC

Tiled floor and part tiled walls, with two-piece suite comprising wash hand basin and WC.

Landing

Two windows over looking the rear garden and access to all first floor rooms

Bedroom 1

Master bedroom with a range of fitted wardrobes and headboard. Window to the front and door to ensuite.

Ensuite

Three-piece suite comprising wash hand basin, WC and bath with shower over. Window to the rear.

Bedroom 2

Window to the rear of the property and door to ensuite.

Ensuite

Three-piece suite comprising wash hand basin, WC and shower, window to the front of the property.

Bedroom 3

Window to the front of the property.

Bedroom 4

Single bedroom with window to the front of the property.

Bathroom

Three-piece suite comprising wash hand basin, WC and shower cubicle with window to the rear, tiled walls and cupboard housing boiler.

Outside

To the front of the house is a mature planted garden laid to lawn with steps leading to the road. To the rear of the property is a fantastic garden with many different areas of mature planting. The garden benefits from a large greenhouse, summerhouse, greenhouse, and potting sheds.

Vehicular access to the property is via a private driveway to the side, leading to a parking area and garage to the rear.

Tenure

The property is offered freehold and with vacant possession.

Rights of Way, Wayleaves and Easements

The property is sold with the benefit of, and subject to, all existing rights of way, easements, wayleaves and the like.

Services

The property benefits from mains water and electricity, has a shared septic tank and LPG gas central heating.

Method of Sale

The property will be offered for sale by private treaty.

Guide Price

Offers in the region of £550,000.

Enquiries

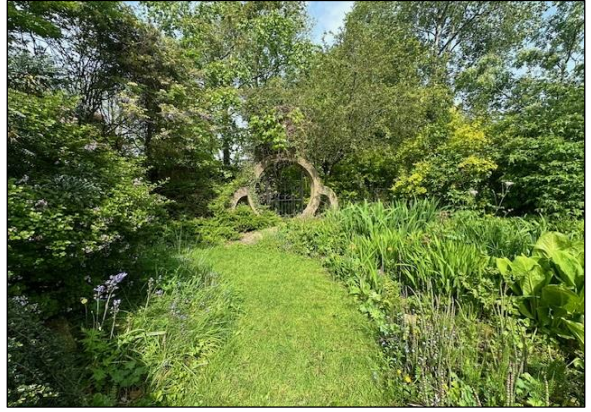
All enquiries should be directed to Leah Halik leah.halik@pwcsurveyors.co.uk. Or [Edward Gammell](mailto:edward.gammell@pwcsurveyors.co.uk) edward.gammell@pwcsurveyors.co.uk. Tel: 01772 882277.

Viewings

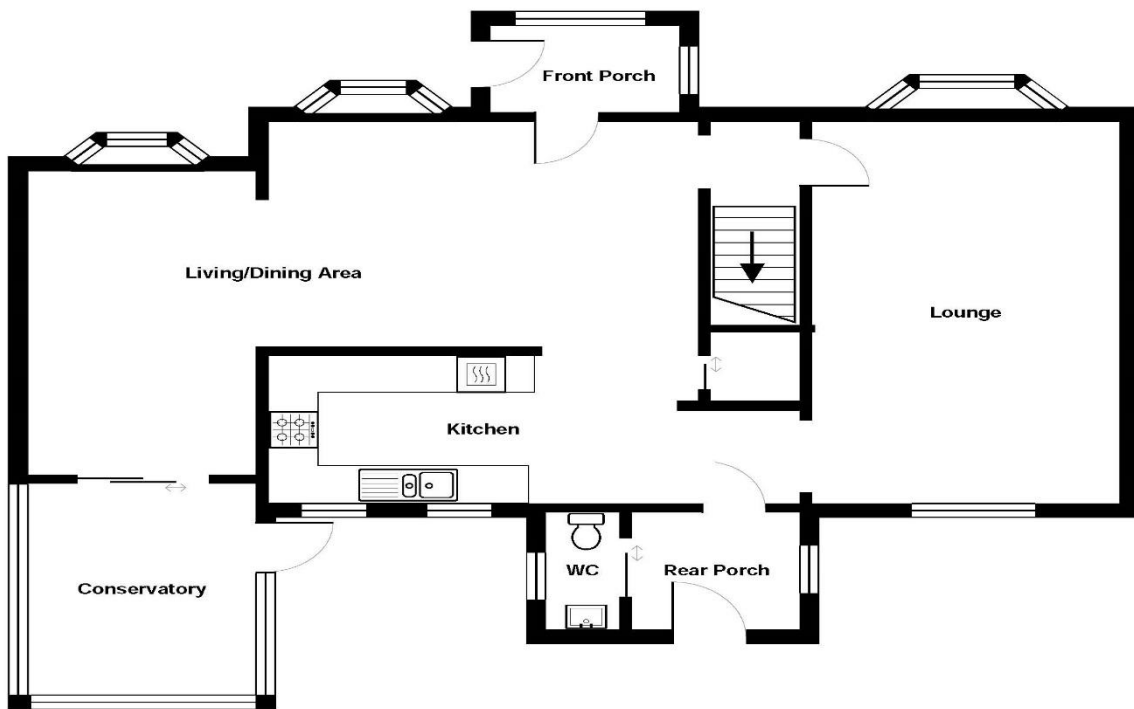
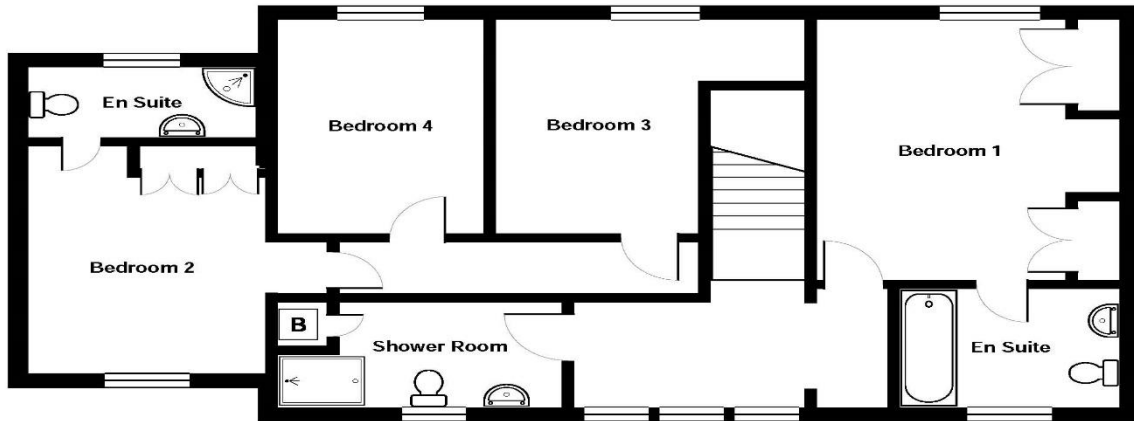
Strictly by appointment.

Health and Safety

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Bank Farm, Bank Head Lane



All measurements are approximate and for display purposes only

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[b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;

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Plans

All plans are produced using Promap Mapping Software under licence no. 100020449. All plans are for identification purposes only and not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	