

For Sale By Private Treaty

Woodside, Medlar Lane,
Medlar with Wesham,
Preston PR4 3HR



P Wilson & Company
Chartered Surveyors



A fantastic versatile three/four bedroom detached property in a rural location with spectacular views and large plot.



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Directions

Heading West on the M55, exit at junction 3 onto the A565 heading towards Esprick. On the right-hand side take the turning for Medlar lane, follow the road approx. 1.5km until you see the property located on the left hand side signposted by our for sale board.

Location

The property is situated in a favourable and convenient rural location between the villages of Greenhalgh and Kirkham and close to local amenities and motorway links.

Description

A large detached house, with three potentially four bedrooms and large plot. The property briefly comprises one/two reception rooms, family kitchen and bedrooms with an abundance of space both internally and externally. The property benefits from newly fitted carpets throughout and would be the perfect family property. The private plot is a blank canvas and would be ideal for keen gardeners or children/families alike.

Accommodation

Ground Floor

Front Porch

Double glazed with door onto hallway.

Hallway

The hallway has wooden stair case off and access to further ground floor rooms. There are two storage cupboards and radiator.

Lounge

The lounge is an excellent sized family room and benefits from a feature fireplace, window to the front of the property and patio doors to the side maximising the wonderful views.

Dining Room

The dining room has a double-glazed window to the side and could also be used as a fourth bedroom if required.

Kitchen

The kitchen is a good size with a range of wall and base units with inset sink and drainer, gas hob, double oven and integrated dishwasher. There is access to the utility room which is plumbed for washing machine and dryer and door through to WC.

WC

Tiled floor with two-piece suite comprising wash hand basin and WC.

Bedroom 3

The third bedroom is conveniently located on the ground floor benefiting from ensuite facilities. This could also become the master bedroom if preferred. The room is spacious and has a double-glazed window to the rear and radiator.

Ensuite

Spacious ensuite with four-piece suite comprising: WC, wash hand basin shower cubicle and bath. With tiled floor, radiator and double-glazed window to the side.

First Floor

Landing

The landing provides access to first floor rooms.

Bedroom 1

Spacious bedroom with eaves storage and double-glazed window to the side with radiator.

Bedroom 2

Mirror image of bedroom 1 with eaves storage, double-glazed window to the side and radiator.

Family Bathroom

Four-piece suite comprising wash hand basin, WC, shower cubicle and bath with window to the rear, part tiled walls and laminate flooring.

Outside

To the outside the property benefits from a large plot, mainly laid to lawn with driveway and parking for several vehicles. The garden could be adapted to suit all requirements as is a blank canvas for someone to put their stamp on. The views are far reaching and although you are a stone's throw away from amenities you are also in a lovely rural setting.

Vehicular access to the property is via a private driveway to the side of the property leading 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 septic tank and LPG gas central heating.

Method of Sale

The property will be offered for sale by private treaty.

Guide Price

Offers in excess of £600,000.

Enquiries

All enquiries should be directed to Leah Halik leah.halik@pwcsurveyors.co.uk. Tel: 01772 882277.

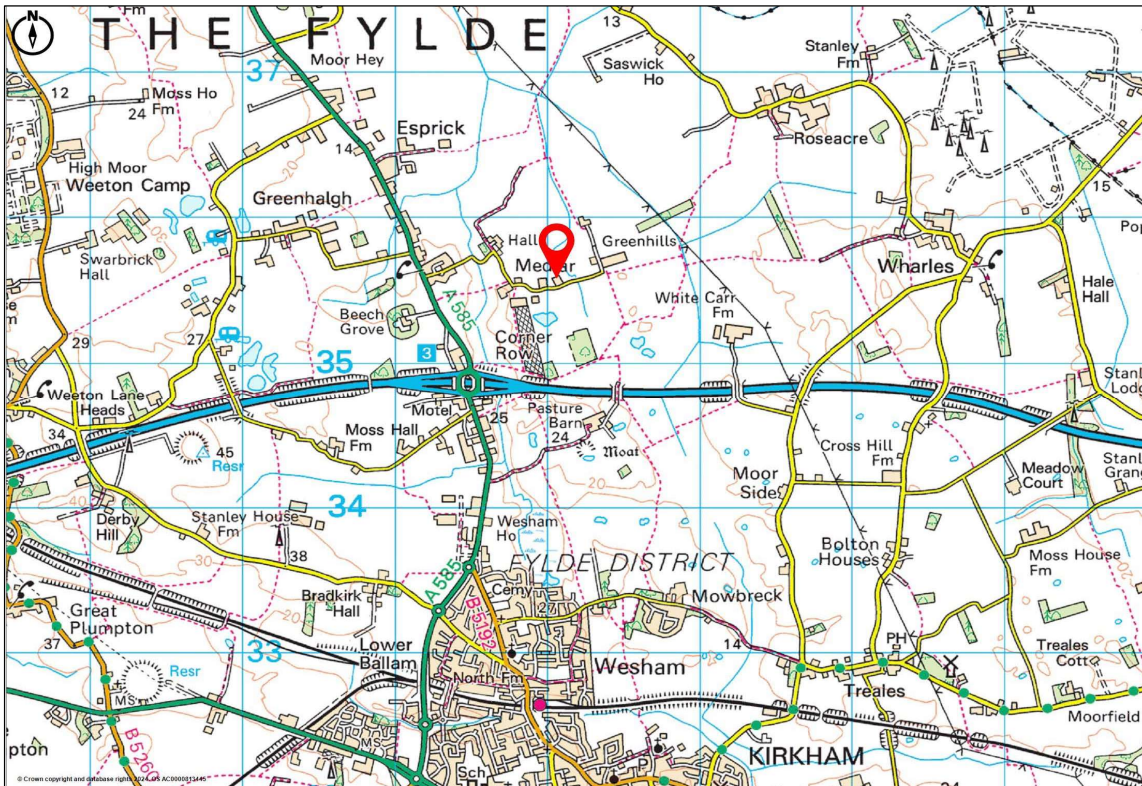
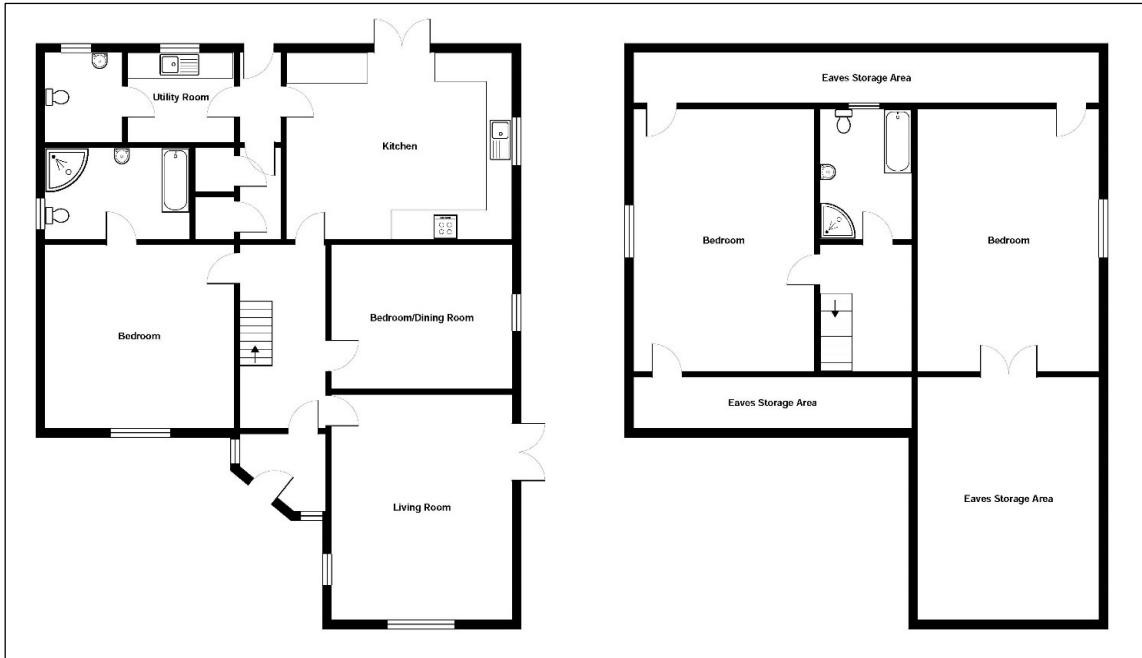
Viewings

Strictly by appointment.

Health and Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures. The Vendors for themselves and P Wilson and Company LLP as their agents accept no liability for any health and safety issues arising out of viewing the property.





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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		68
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	