



TRACY PHILLIPS

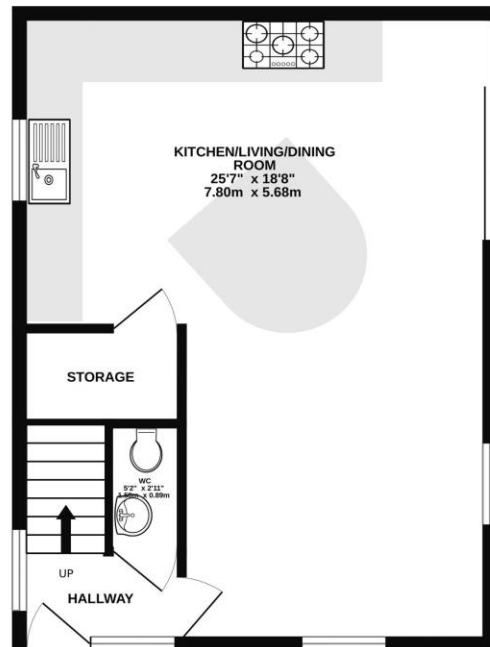
Estates



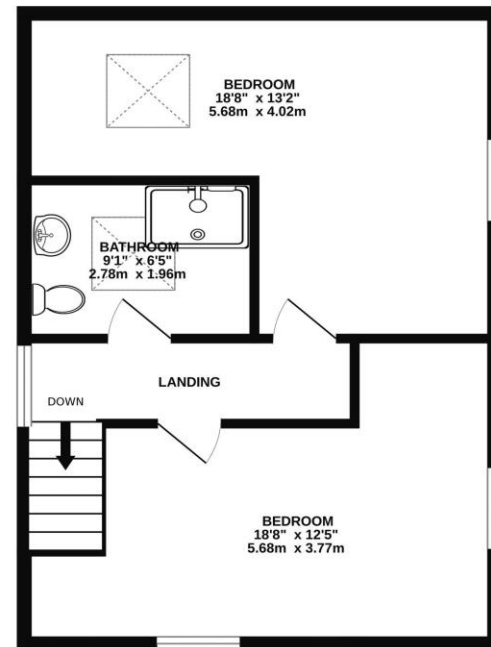
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Estates

GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Asking Price £425,000

Flag Lane, Ulnes Walton, PR7 6EZ

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Greenacre is a beautifully finished modern and contemporary home, recently built with the clients unique stamp and undeniable kerb appeal. With its captivating exterior and sleek finish, this unique home enjoys a picturesque setting overlooking open farmland. Perfectly positioned between the villages of Ecclestone, Bretherton and nearby town of Leyland, the property offers both privacy and convenience, all while being surrounded by open countryside. The detached home enjoys a high degree of privacy and a generous driveway with ample parking for multiple vehicles. The thoughtful interior offers a flexible and well-designed layout, ideal for modern living with an open plan ground floor, perfect for modern living.

A welcoming entrance accesses the home, with a returning staircase rising to the first floor and leading into the heart of the property an open plan kitchen, lounge and dining area. This charming space is fitted with a comprehensive range of modern wall and base units, centred around a spacious island ideal for informal dining. The lounge area features a built in feature wall with space for a tv and a modern contemporary fire. The kitchen is fully equipped with high-quality appliances, including a Range cooker with overhead extractor set behind a characterful wooden mantle, fridge/freezer, and dishwasher. Granite worktops, inset lighting, herringbone LTV flooring and large French doors, leading to the garden complete this practical yet stylish space. Adjacent is a convenient utility room with space for laundry appliances. The ground floor is completed with a handy cloakroom. Upstairs, the versatile first-floor accommodation includes an open-plan landing and two excellent bedrooms and features beautifully angled ceilings creating character and tone all through the first floor. The main bedroom features Velux roof lights and a generous storage area, currently used as a dressing area, under-eaves cupboards, and Velux roof lights ensure an abundance of natural light. There is a smart contemporary styled shower room completing this floor.

Accessed via a newly constructed brick entrance, the home features very generous parking via a large block paved driveway. There are newly finished modern garden featuring a large raised deck, complete with inbuilt lighting—all bordered by open farmland, providing a serene and picturesque outlook. This unique and enchanting home offers a rare opportunity to own a slice of energy efficient living with all the comforts of modern living.

Viewings are now welcomed by appointment.

