



LOVE HOMES  
INDEPENDENT ESTATE AGENTS

SSTC



£565,000 Freehold

Love Homes are delighted to present this stunning four-bedroom family home, set on an impressive 0.75-acre plot in the highly sought-after location of Barton. Boasting spacious living accommodation, excellent local schools, and convenient transport links, this is an opportunity not to be missed!

- A four bedroom executive detached
- Two reception rooms
- Close to amenities & Schools
- Excellent transport links
- Large private gardens
- Easy access to the M6 and M55 motorway

Situated on a generous plot, this home is set back from the road, featuring a spacious driveway with ample parking for multiple vehicles. A double garage, complete with an electric up-and-over door, adds convenience, while the expansive rear gardens provide a perfect outdoor retreat.

Upon entering, you are welcomed by a bright and spacious hallway that seamlessly guides you through the ground floor living accommodation. A staircase leads to the first floor, while a convenient downstairs cloakroom is fitted with a washbasin with storage below, a WC, and a frosted window that allows for plenty of natural light.

To your right, you'll find the spacious lounge, which spans the full width of the home. A large bay window at the front and glazed doors leading to the rear patio allow natural light to flood the room, creating a bright and inviting space. The charming fireplace serves as the focal point, while the generous layout provides ample space for furniture and storage to suit your needs.

Double doors lead to an additional reception room, which can also be accessed from the hallway. Featuring a charming open fireplace, this versatile space can easily adapt to suit your family's ever-changing needs—whether as a playroom, dining room, or home office.

Situated at the rear of the property, the kitchen offers a serene view of the expansive rear garden. Designed for both ease and functionality, it features a range of wall and base units, providing ample storage and generous worktop space. Integrated appliances include a fridge freezer, a standing-height double oven, a gas hob with an extractor fan above, and a dishwasher. With plenty of space for a dining table, this kitchen is perfect for both casual family meals and entertaining guests.

Off the kitchen, you'll find a handy porch, perfect for coming in with muddy boots and keeping the rest of the home clean and tidy. This practical space also separates the house from the double garage, offering the ideal area for additional storage.

Ascending the stairs to the first floor, you are greeted with a sense of openness, with the double-height ceiling leading you to the spacious landing. From here, you'll find access to all the first-floor rooms, offering a seamless flow throughout the upper level.

Bedroom One is located at the rear of the property, offering picturesque views of the rear garden and the fields beyond. This spacious room provides ample room for a large bed and additional furniture, creating the perfect retreat to unwind at the end of each day.

Also located at the rear of the property are Bedrooms Three and Four, both versatile spaces that can easily be adapted to suit your family's changing needs. Whether used as bedrooms, a study, or dressing rooms, these rooms offer flexibility and functionality for various purposes.

At the front of the home is the spacious second bedroom, offering plenty of room for a large bed and additional furniture, providing a comfortable and functional space for its occupant.

Completing the first floor is the generously sized family bathroom, fitted with a four-piece suite, including a walk in shower, designed to meet the needs of every family member.

Externally, the home continues to impress with a large patio area, perfect for outdoor seating and barbecues during the warmer months. The expansive, mature rear garden offers a tranquil space for relaxation and outdoor activities.

There is potential for planning permission to be granted for extensions to the property, as well as previously approved planning permission (now expired) for a single-storey property at the rear of the land. This provides exciting opportunities for future development or expansion.

Do not miss this opportunity - Call 01995 213101 to book your viewing today!

Council Tax Band: G (Wyre Borough Council)

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.