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4 Alice Way, Wrea Green

- Superb Semi Detached Modern House
- Hallway & Cloaks/WC
- Spacious Lounge
- Modern Dining Kitchen
- Three Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Good Sized South Facing Rear Garden
- Off Road Parking for Two Cars
- No Onward Chain
- Freehold, Council Tax Band C & EPC Rating B

£335,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



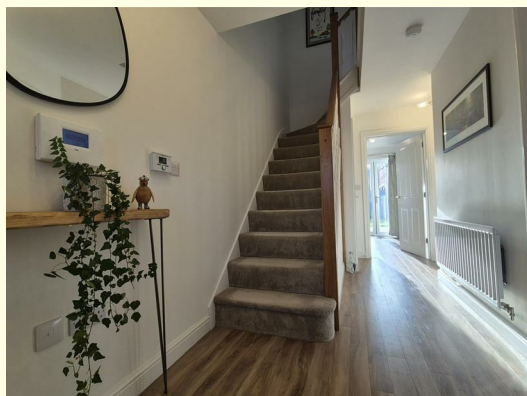
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GROUND FLOOR

HALLWAY

5.21m x 1.93m (17'1 x 6'4)

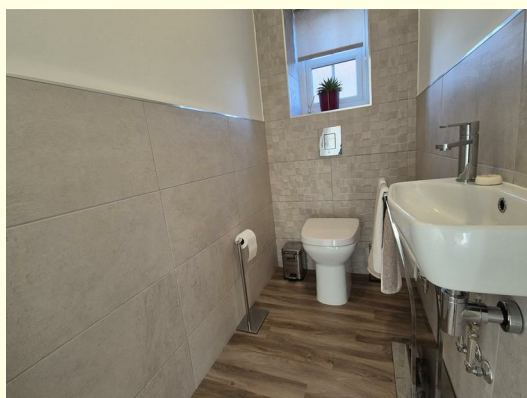
Nicely presented entrance Hall, approached through a composite outer door with an inset obscure double glazed panel. Karndean flooring. Single panel radiator. Turned staircase leads to the first floor with an oak and white spindled balustrade. Useful understair cloaks/store cupboard with matching flooring. Wall mounted central heating programmer control. Security alarm panel.



CLOAKS/WC

1.83m x 0.99m (6' x 3'3)

UPVC obscure double glazed opening window to the side elevation with a tiled display sill. Fitted window blinds. Two piece white suite comprises: Semi concealed low level WC. Wash hand basin with an offset mixer tap. Part tiled walls. Single panel radiator. Matching flooring. Overhead light. Extractor fan.



LOUNGE

4.75m x 3.43m max (15'7 x 11'3 max)

Well proportioned principal reception room. UPVC double glazed windows overlook the front garden. Side opening lights. Single panel radiator. Television aerial point. Focal point of the room is a contemporary wall mounted electric log effect fire.



DINING KITCHEN

5.00m x 2.74m (16'5 x 9')

Open plan family Dining Kitchen. To the Kitchen area is a UPVC double glazed window overlooking the rear garden with two side opening lights and a fitted roman blind. Range of modern eye and low level cupboards and drawers. Franke one and a half bowl stainless steel sink unit with a centre mixer tap. Set in roll edged working surfaces with a matching splash back and concealed down lighting. Further floor level kickspace lighting. Built in appliances comprise: Five ring gas hob with an illuminated stainless steel extractor canopy above. AEG electric double oven and grill. Integrated AEG microwave oven. Integrated Electrolux dishwasher and washing machine, both with matching cupboard fronts. Integrated fridge/freezer, again with a matching cupboard front. Wall mounted Vaillant gas central heating boiler. Inset ceiling spot lights. Matching Karndean flooring. Double panel radiator. Television aerial point. Telephone point. Double glazed bi-folding patio doors overlook and give direct access to the rear garden. Fitted blinds.



FIRST FLOOR LANDING

3.20m x 2.57m (10'6 x 8'5)

Approached from the previously described staircase with a matching spindled balustrade. Built in airing cupboard houses a Stefflow hot water cylinder and provides linen storage space. Access to the loft space via a pull down ladder, which is fully boarded with a light. White panelled doors lead off to the 1st floor rooms.

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BEDROOM ONE

3.45m min x 3.20m (11'4 min x 10'6)

Principal en suite double bedroom. UPVC double glazed window overlooks the front of the property with two side opening lights. Single panel radiator. Television aerial point. Fitted Hammonds double wardrobe with sliding doors. Door leads to the En Suite.



BEDROOM THREE

2.82m x 2.13m (9'3 x 7')

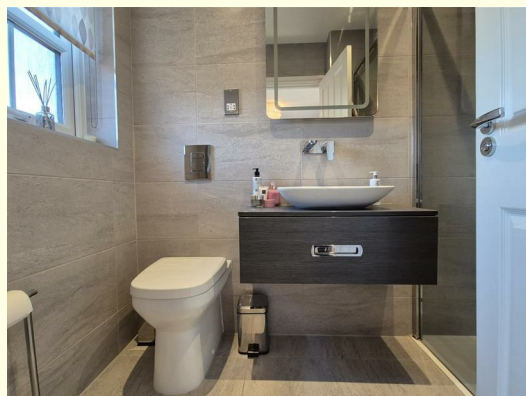
Third well proportioned bedroom. UPVC double glazed window to the rear elevation with an opening light. Single panel radiator. Television aerial point.



EN SUITE SHOWER/WC

2.31m x 1.35m (7'7 x 4'5)

UPVC obscure double glazed opening window to the front elevation. Fitted window blinds. Three piece white suite comprises: Wide step in shower cubicle with sliding glazed doors, a plumbed overhead shower and additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap and drawer below. Illuminated wall mirror above and a wall mounted shaving socket. Semi concealed low level WC completes the suite. Heated chrome ladder towel rail. Ceramic tiled floor and walls. Two inset ceiling spot lights and extractor fan.



BEDROOM TWO

2.87m x 2.82m (9'5 x 9'3)

Second attractive double bedroom. UPVC double glazed window to the rear elevation with two side opening lights. Single panel radiator. Television aerial point.



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OUTSIDE

To the front of the property is an open plan lawned garden with a stone flagged pathway leading to the covered entrance with a side wall light. Stone chipped borders. A block paved driveway leads down the side of the property and provides good off road parking for two cars. External gas and electric meters. Timber gate gives direct access to the rear garden.

To the immediate rear is a good sized enclosed fenced south facing garden with a stone flagged sun terrace and rear lawned area. Side flower and shrub borders. Timber garden shed. Outside lighting and garden tap.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Vaillant boiler in the Kitchen serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band C

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £205 per annum is currently levied.

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

Delightfully appointed modern three bedroomed semi detached house, known as 'The Hastings' was constructed in 2019 by Story Homes on this small development known as Willows Edge, situated in the heart of arguably one of the counties finest traditional villages. With its centre 'Village Green' together with duck pond and cricket square with adjoining Primary School and the well known pub and restaurant 'The Grapes'. Lytham St Annes, Kirkham, Preston, Blackpool are all within a very short travelling distance and there is easy access onto the M55 motorway. Internal and external viewing recommended. No onward chain

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

Consumer Protection from Unfair Trading Regulation

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared January 2025

4, Alice Way, Ribby With Wrea, PR4 2FE



Total Area: 88.1 m² ... 948 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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