



Greenfields Crescent, Wesham, PR4 3EH

Offers Over £430,000

- SPACIOUS FOUR BEDROOM FAMILY DEATCHED HOUSE OCCUPYING A LARGE PLOT AT THE HEAD OF A QUIET CUL DE SAC
- POOL HOUSE COULD BE CONVERTED INTO A LARGE GRANNY ANNEXE
- 4 BEDROOMS PLUS EN-SUITE
- LARGE DRIVEWAY AND DETACHED DOUBLE GARAGE PROVIDE AMPLE OFF ROAD PARKING
- IDEALLY PLACED FOR COMMUTER ROUTES
- INDOOR SWIMMING POOL
- TWO RECEPTION ROOMS PLUS STUDY
- SPACIOUS FAMILY BATHROOM
- MATURE FRONT AND REAR GARDENS

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Tempo are delighted to offer to the market this four bedroom detached family home, complete with indoor swimming pool. Located at the head of a quiet cul de sac and occupying a large lot, the property is handily placed for commuter links to the M55 motorway and Kirkham railway station. Briefly comprising: Entrance Hallway, Ground Floor WC, Lounge, Conservatory, Dining Room, Study, Kitchen and Utility Room. To the first floor are four Bedrooms The Master being En-suite and Family Bathroom. There is a UPVC double glazed constructed covered walkway leading from the Conservatory to a large Pool House with an additional shower room and changing area. The Pool House could be converted into a spacious Granny Annexe !!. Gardens to front, side and rear, driveway and detached double garage providing ample off road parking. EPC =



Council Tax Band: E

Tenure: Freehold



Entrance Hall

Approached via composite front door into entrance hallway with UPVC double glazed window, ceiling spotlights, wood floor and panel radiator. Spindled stairs lead to first floor with Useful built in storage cupboard under. Doors to the following rooms -

Ground Floor WC

UPVC double glazed frosted window to the side. Two piece suite comprising: Vanity unit wash basin with mixer tap and low handle flush WC. Illuminated vanity mirror, tiled splashbacks and floor, ceiling light and radiator.

Lounge

18'8" x 12'1"

Spacious lounge with UPVC double glazed window to the front and sliding patio doors to the rear conservatory. Fitted fireplace with marble back and hearth incorporating living flame gas fire, ceiling lights and two radiators.

Conservatory

16'0" x 12'1"

Brick built base and wrap around UPVC double glazed windows with French doors and further glazed door to the pool house walkway. Tiled floor, feature exposed brick wall and ceiling fan light.

Dining Room

10'5" x 10'9"

UPVC double glazed French doors leading onto paved patio to the rear. Ceiling light, wood floor and radiator.

Study

6'8" x 7'10"

UPVC double glazed window to the front, ceiling light, wood floor and radiator.

Kitchen

12'9" x 9'10"

UPVC double glazed windows to the rear and side. Fitted kitchen in U Shaped design with wall and base units, breakfast bar peninsular seating and granite work surfaces. Inset ceramic 1.5 bowl sink with drainer and mixer tap, inset electric hob, eye level electric double oven and microwave. Integrated tall fridge freezer and auto dishwasher, ceiling downlighters and inset ambient lighting to kickboard plinths and under wall units. Tiled splashbacks and flooring.

Utility Room

5'2" x 6'10"

UPVC double glazed exterior door to the side. Fitted units with steel sink and drainer with mixer tap, wall mounted condensing combi boiler, plumbing for auto washer, tiled splashbacks and floor, inset ceiling downlighters and radiator.

First Floor Landing

UPVC double glazed window to the front. Aforementioned turned stairs with spindle balustrade, loft access hatch and doors to:

Bedroom 1

11'9" x 10'9"

UPVC double glazed window to the rear, fitted furniture including wardrobes, over bed units, knee hole dressing table, drawers and matching bedside units. Ceiling light and radiator.

En Suite Shower Room

5'10" x 4'7"

UPVC double glazed frosted window to the side. Four piece suite comprising - Step in shower enclosure with mixer controls and shower attachment on riser rail. Vanity unit washbasin with mixer tap, bidet with mixer tap and low level concealed WC with push button flush. Illuminated vanity mirror, galaxy tiled walls and contrasting floor, inset ceiling downlighters and heated towel ladder.

Bedroom 2

10'2" x 12'1"

UPVC double glazed window to the rear, inset ceiling downlighters and radiator.

Bedroom 3

8'4" x 12'1"

UPVC double glazed window to the front, laminate flooring, ceiling light and radiator.

Bedroom 4

6'11" x 8'3"

UPVC double glazed window to the rear, laminate floor, ceiling light and radiator.

Family Bathroom

8'6" x 8'9"

UPVC double glazed frosted window to the front. Five piece suite comprising - Luxury corner whirlpool spa bath with mixer tap, step in quadrant corner shower enclosure with mixer controls and shower attachment on riser rail. Vanity unit washbasin with mixer tap, bidet with mixer tap and low level concealed WC with push button flush. Illuminated vanity mirror, fully tiled walls and contrasting galaxy floor, inset ceiling downlighters and heated towel ladder.

Pool House

31'2" x 37'0"

Accessed by UPVC double glazed covered walkway from the aforementioned rear conservatory. Three sets of French doors and large ceiling lantern allowing plenty of natural light. There is a good sized pool, to which requires a liner. Exposed brick to the sitting area and bar, with granite worktop and space for 6 man hot-tub. Doors to - enclosed shower room with walk in shower wash basin and WC, changing/sunbed area and plant/boiler room. Large store room to the rear the full length of the pool house. Could be converted into a large Granny Annexe!!!

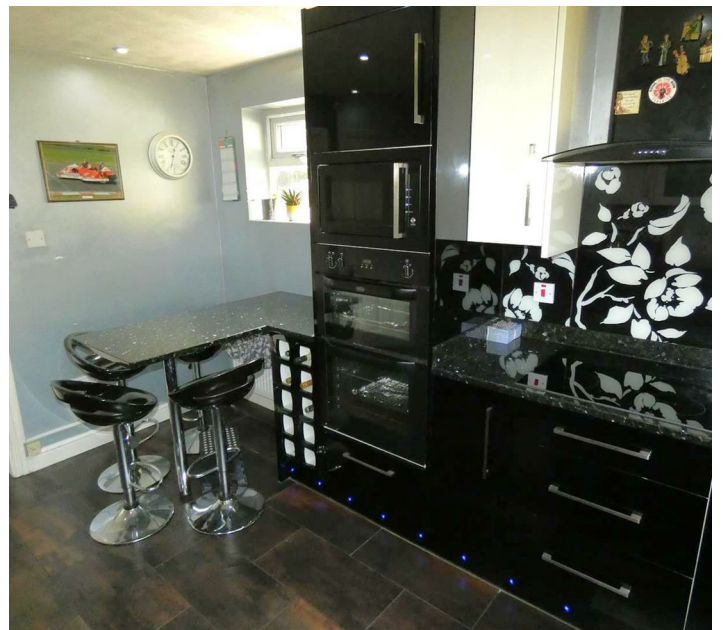
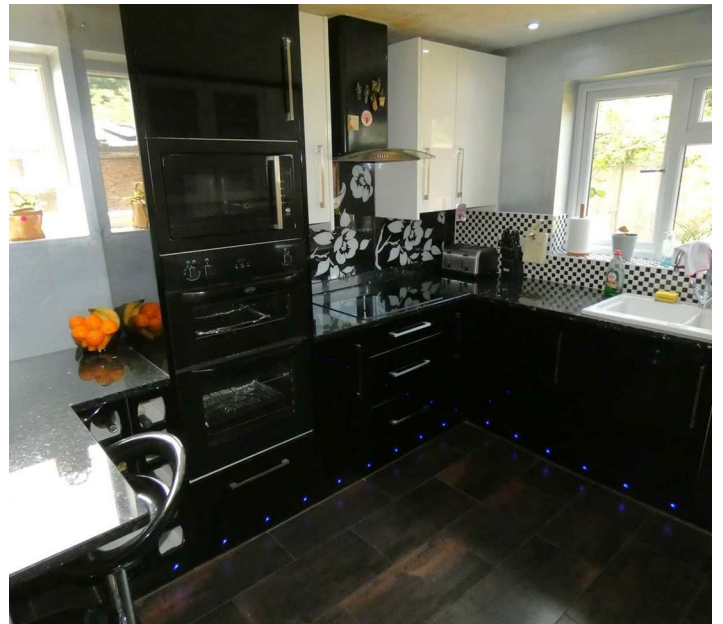
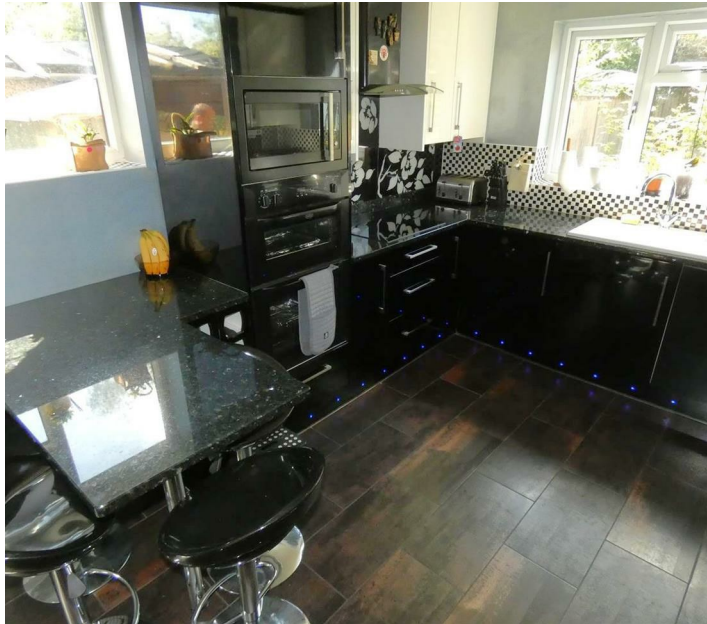
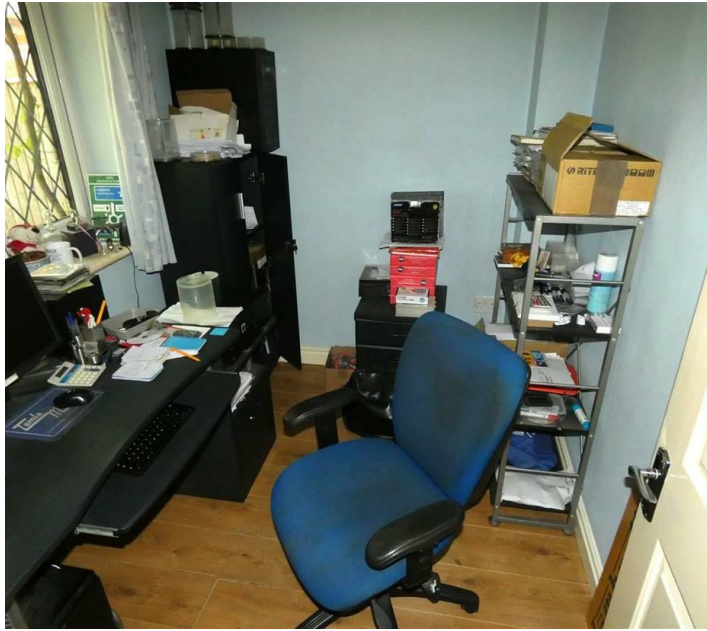
Garage

17'0" x 17'2"

Detached brick built double garage with electric remote up and over door and personal access door. Power points and lighting.

Exterior

Large driveway to the front allowing ample off road parking. Private garden to the side of the property along with landscaped gardens to front and rear with laid to lawn, raised flower beds, water features, workshops and access to both sides with bin store. This property benefits from the sun all day long with open aspects to three sides over looking the duck pond.







Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

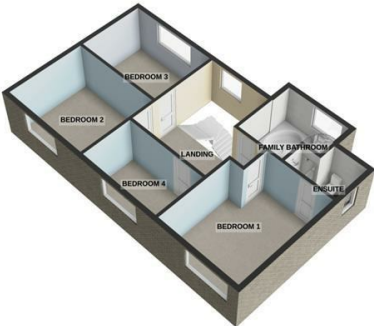
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

87.4 sq.m. (941 sq.ft.) approx.



FIRST FLOOR
63.8 sq.m. (687 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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