



BARNCROFT FLEETWOOD ROAD GREENHALGH, PRESTON, PR4 3ZA

ASKING PRICE £410,000
FREEHOLD

Marie Holmes Estate Agents are delighted to present a fabulous opportunity to purchase a substantial semi detached property with lots of further development potential. Whether that is to take advantage of the already erected wall enclosure to the rear, that was planned to create an extensive family room, kitchen extension overlooking the private rear gardens or to adapt the outbuilding to a useful annex, all of which is subject to any necessary planning permissions. To the house there is a generous and welcoming entrance hall, accessing the three spacious reception rooms, and fitted kitchen as well as a downstairs cloaks W.C. To the first floor there is a great feature window to the gallery landing providing excellent natural light, off the landing are three bedrooms, a family bathroom and stylish en suite to the master. On approach to the property the frontage is accessed via a barn gate where there are then double gates providing an additional exit as well as a tall acoustic fenced area. To the front of the property there is vehicular access to the outbuilding, secure access to the rear courtyard and entrance to the property. The plot extends to approximately 1/4 acre OTA. Viewing is essential to fully appreciate the size, setting, plot and further potential this amazing property has to offer. Viewing strictly by appointment only.

MARIE HOLMES

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BARNCROFT FLEETWOOD

- Semi Detached House / Barn Conversion • 1/4 Acre Plot OTA • Lots Of Driveway Parking Providing On & Off Gated Access • Large Outbuilding With Vehicular Access Possibly Suitable For Conversion • Outline Building To the Rear, Great Potential For Family Room Kitchen ETC • Three Bedrooms • Three Reception Rooms • Fitted Kitchen • Electric Heating • Double Glazing



Entrance Hall

15'11" x 10'11" (4.85 x 3.33 (4.86 x 3.32))

With quality wooden flooring, stylish staircase to first floor, drop latch wooden internal doors, double doors to lounge.

Lounge

17'2" x 14'9" (5.23 x 4.50)

With wooden flooring, cast iron log burner set in exposed brick built chimney breast, double glazed window to the rear, uPVC double glazed window to the front, wall mounted electric heater and ceiling light.

Dining Room

12'2" x 9'10" (3.71 x 3.00)

With tiled flooring, two double glazed windows to the rear and ceiling light.

Inner Hall

With internal diamond shape leaded light panel, door to rear, archway opening to Kitchen.

Kitchen

14'5" x 8'0" (4.39 x 2.44)

With a range of wall, drawer and base units with contrasting working surfaces, one and a half stainless steel sink unit and drainer, electric cooker point, plate display unit, AEG copied extractor, plumber for washer and space for dryer and further white goods.

Cloaks W.C.

With low suite W.C. and wash hand basin with feature leaded light internal diamond shape glazed panel

Home Office

14'5" x 8'7" (4.39 x 2.62 (4.4 x 2.61))

With wooden flooring, two uPVC double glazed windows to the front and spot lights.

First Floor Landing

A fabulous landing with wooden flooring, spindled balustrade gallery landing and a stunning uPVC double glazed window to the front creating exceptional natural light, slimline electric heater, ceiling lights, window up lights and drop latch doors off.

Bedroom One

14'5" x 17'2" (4.39 x 5.23 (4.4 x 5.24))

With two uPVC double glazed windows to the rear and the front, T.V. point, ceiling light, slimline heater, door to ensuite.

En-suite

With a three piece suite comprising glazed panel to step in shower with rainwater effect showerhead, concealed cistern W.C. and wash hand basin sat on a vanity unit, tiled floor and fully tiled elevations, spot lights, opaque uPVC double glazed window to the rear and under floor heating.

Bedroom Two

14'7" x 9'10" (4.45 x 3.00)

With two uPVC double glazed windows to the rear, two Velux roof windows and ceiling light.

Bedroom Three

14'7" x 6'7" (4.45 x 2.01)

With two uPVC double glazed windows to the front and ceiling light.

Family Bathroom

10'0" x 9'11" to widest point (3.05 x 3.02 to widest point (3.04 x 3.01))

With a four piece suite comprising panelled bath, low suite W.C. quadrant shower compartment and pedestal wash hand basin, opaque uPVC double glazed window to the rear, extractor fan and ceiling light.

Outside

To the front is a large area with barn gate access in and double gate access out alongside a large acoustic fence, plenty of parking for several vehicles, access to great size outbuilding, gated courtyard and front property access.

Rear Garden

Immediately to the rear is a gravel area, beyond which are the formal gardens which extend to the side, to the outbuilding there is a secure courtyard enclosed by fencing and brick built wall, security access.

Outbuilding

53'5" x 19'8" (16.28 x 5.99)

A fabulous size with pitched roof, rear and side door access, up and over door to the front. Would make an excellent place to convert as an annex, subject to any necessary planning or building regulations.

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ADDITIONAL INFORMATION

Local Authority –

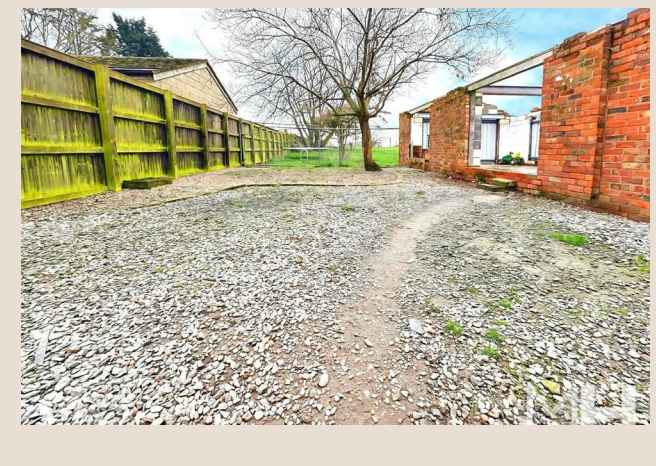
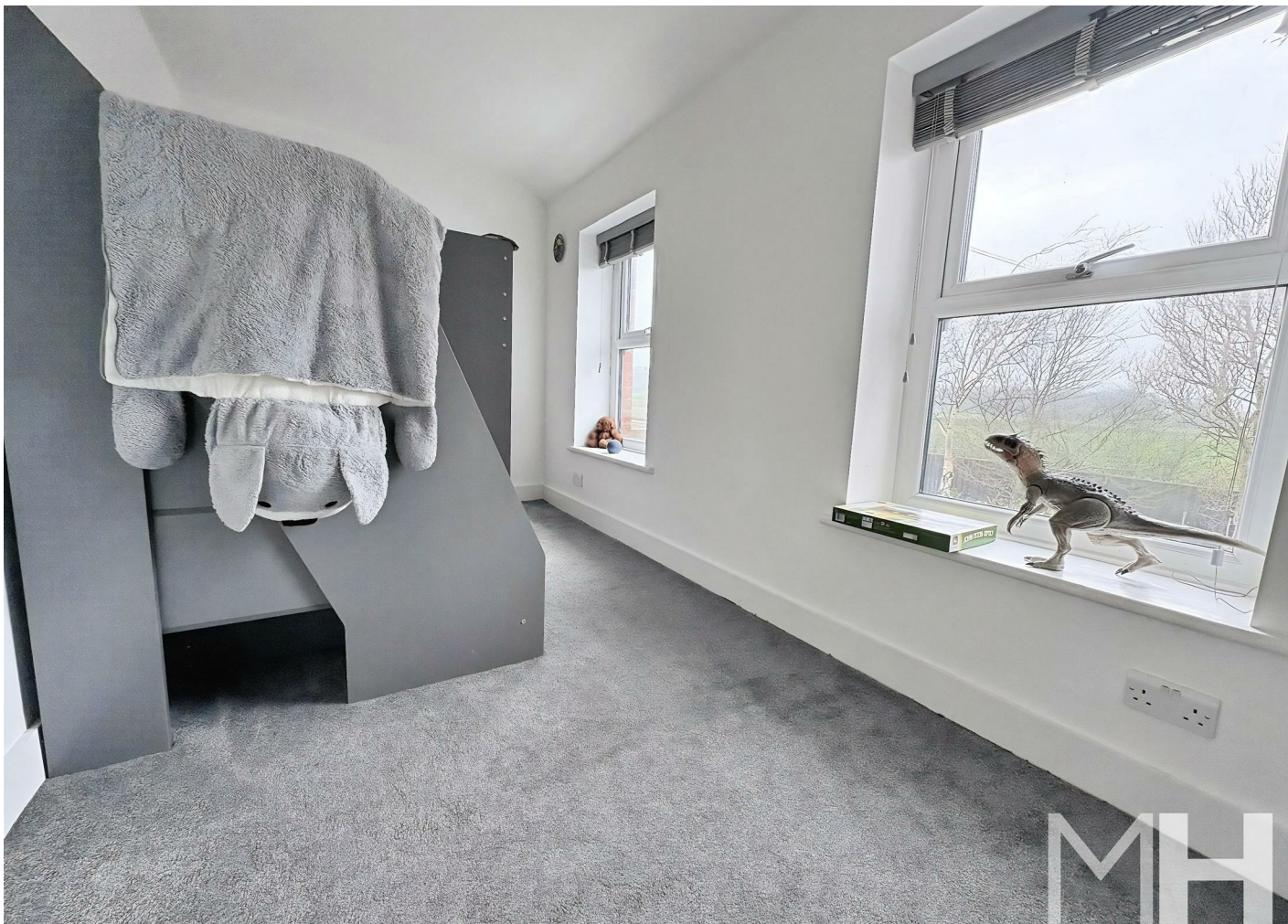
Council Tax – Band D

Viewings – By Appointment Only


Floor Area – sq ft

Tenure – Freehold

EPC Rating – D





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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