

**Chain House Lane,
Whitestake**


SMART MOVE



Asking Price **£735,000**



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An exceptional opportunity to own one of just four individually crafted executive detached homes, offering approximately 2,500 sq ft of beautifully designed living space. Finished to an outstanding specification throughout, each home seamlessly combines contemporary style with practical family living, featuring a stunning bespoke kitchen complete with integrated appliances, quality flooring throughout, energy-efficient solar panels, four generous double bedrooms, and luxurious bespoke fitted walk-in wardrobes. This amazing home delivers premium craftsmanship, elegant design, and modern efficiency in equal measure. Part exchange will also be considered, making your move even easier.

The internal layout of the property in brief includes: entrance hall with staircase to the first floor, ground floor WC, lounge, integral garage with electric door and well as a EV charger, spacious open plan fitted kitchen family room area with doors opening to the rear garden, separate utility room, first floor landing with access to a storage cupboard and also pull-down ladder to the loft space, master bedroom with two bespoke fitted walk-in wardrobes and a four piece en suite off, bedroom two also has an en suite shower room, bedrooms three and four and the four piece family bathroom completes the accommodation.

Outside the property is off road parking to the front on a sweeping resin driveway which has a walled front boundary and fencing to the side, as well as gated access to a pathway down the side of the house, for easy access around to the rear. The main garden is located to the rear and boasts an Indian stone patio area, lawned garden and a fenced perimeter.

The builder will consider part exchange to property of lesser value in the area. Contact Smart Move with details of your property if you are interested in exploring

How to Find the Property: To locate the property using What3Words search keywords: [:///stone.cones.blur](#)

About the Local Area: Whitestake is a small village in the South Ribble district of Lancashire. It is situated between Farington and New Longton, and is at the boundary of the parishes of Farington, Longton and Penwortham. It falls in what is called the "Western Parishes" area of South Ribble. This property is located on Long Moss Lane and benefits from rural greenbelt views to both the front and rear and is within walking distance of The Farmers Arms pub and Whitestake driving range. New Longton School is also close by and is in high demand.



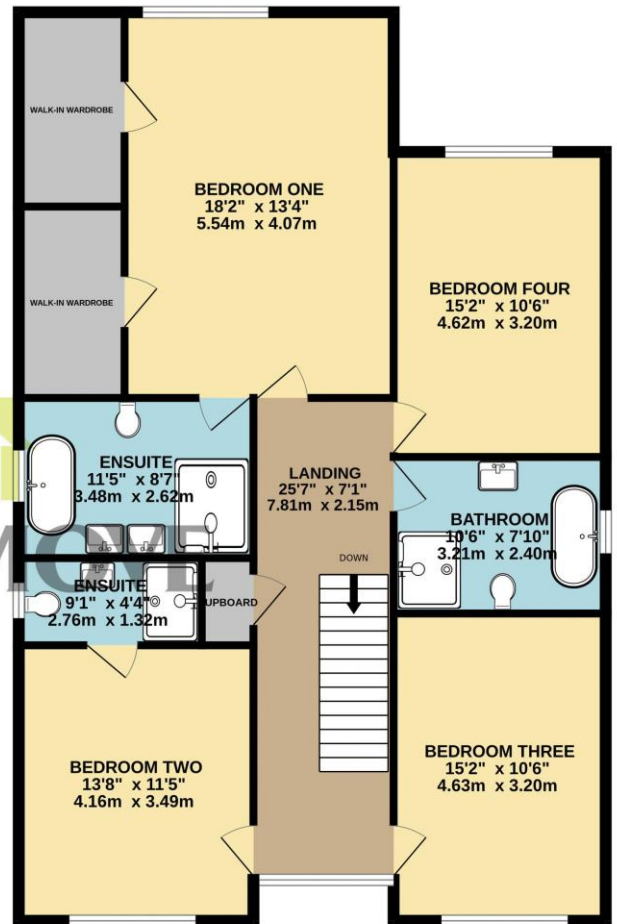
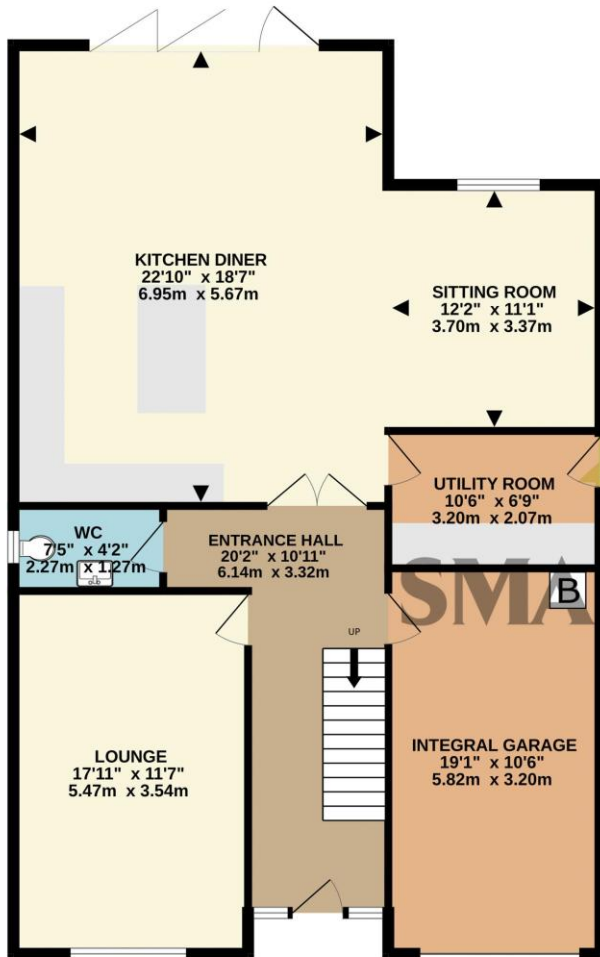
- * Substantial Detached New Build House
- * Part Ex Considered to Property of Lower Value
- * Four Double Bedrooms - Two with En Suites
- * Utility Room, Ground Floor WC & First Floor Family Bathroom
- * Sweeping Resin Driveway & Integral Garage with Electric Door & EV Charger

- * Circa 2,500 sq ft & Move-in-Ready
- * Lounge & Open Plan Kitchen Family Room
- * Master with Two Bespoke Walk-in Fitted Wardrobes
- * Rear Garden with Lawn & Indian Stone Patio
- * Highly Energy Efficient Home with Solar Panels



GROUND FLOOR
1223 sq.ft. (113.6 sq.m.) approx.

1ST FLOOR
1223 sq.ft. (113.6 sq.m.) approx.



TOTAL FLOOR AREA : 2446 sq.ft. (227.3 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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SMART MOVE

PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.