



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£415,000 Freehold

A deceptively spacious five-bedroom family home, located in Catterall.

To the front, there is a double driveway leading to a double integral garage, with the potential to create more parking. Internally, there are three reception rooms and five bedrooms.

- Five bedrooms
- Three reception rooms
- Modern fitted kitchen with dining area
- Spacious living accommodation
- South facing rear garden
- Driveway parking plus garage

We are thrilled to bring to the market this five-bedroom family home in Catterall. Set over two floors this property offers plenty of living accommodation. On the ground floor, there is a spacious hallway, modern dining kitchen, dining room, living room, office/study, and WC. Access from the kitchen takes you into the integral double garage. The first floor offers five bedrooms (master with en-suite) and a bathroom. Externally to the front, you will find driveway parking for two vehicles, plus lawned gardens (there is potential to extend driveway parking if required). To the rear, there are south-facing lawned gardens with a patio.

From the A6 heading north, turn right onto Cock Robin Lane. Take the first left onto Daniel Fold Way, keeping right. Parkers Fold can be found on the left-hand side. The property is in the left corner.

Council Tax Band: F (Wyre Borough Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Entrance Porch

Accessed from the front of the property via a UPVC double glazed door.

Entrance Hallway

A spacious hallway, provides a warm welcome into the property, boasting solid oak flooring, (which also continues through to the living room and dining room). A staircase takes you to the first floor.

Living Room

A bright and spacious formal living room, with French Doors leading to the rear garden, which in turn flood the room with lots of natural light. A living flame gas fire is set into a modern fireplace, providing a focal point to the room.

Dining Room

Currently used as a second sitting room and games room, there is plenty of space for a family-sized dining table. French Doors and windows look out towards the rear garden.

Kitchen/diner

A modern 'shaker style' kitchen, offering an excellent range of wall and base units. Complimented by modern worktops and upstands. Integrated appliances include a Bosch five-ring gas hob with an extractor above, Bosch Double Oven, Bosch Microwave, a dishwasher, and a fridge freezer. There is a useful centre island, with seating for five, and extra storage. A window overlooks the rear garden, and a door leads into the integral garage.

Office

A good-sized study/office, with a window to the front elevation. This room also lends itself to a games room, treatment room, or TV room.

WC

WC and wash basin. Opaque window to the front elevation.

Garage

Access from the front, side, and kitchen. This is a large-than-average double garage, with space and plumbing for a washing machine, and tumble dryer. The recently installed boiler is also found here.

FIRST FLOOR:

With loft access, and a cupboard housing the water boiler.

Bedroom 1

A spacious primary bedroom with fitted wardrobes and a window to the front elevation. A door leads into the en-suite.

En-suite

A four-piece suite comprising a bath, separate double shower cubicle, wash basin set into a vanity cupboard, and a WC. An opaque window to the rear elevation. Door into storage cupboard.

Bedroom 2

Double bedroom with fitted wardrobes, and window to the rear.

Bedroom 3

A single bedroom with a rear window.

Bedroom 4

A large double bedroom, with fitted wardrobe and dressing table. There is a window overlooking the rear.

Bedroom 5

A small double bedroom, with a front facing window.

Bathroom

A three-piece suite comprising; a bath, wash basin, and WC. Opaque window.

EXTERIOR:

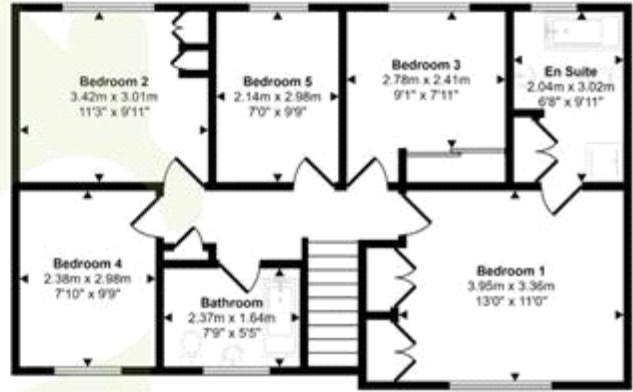
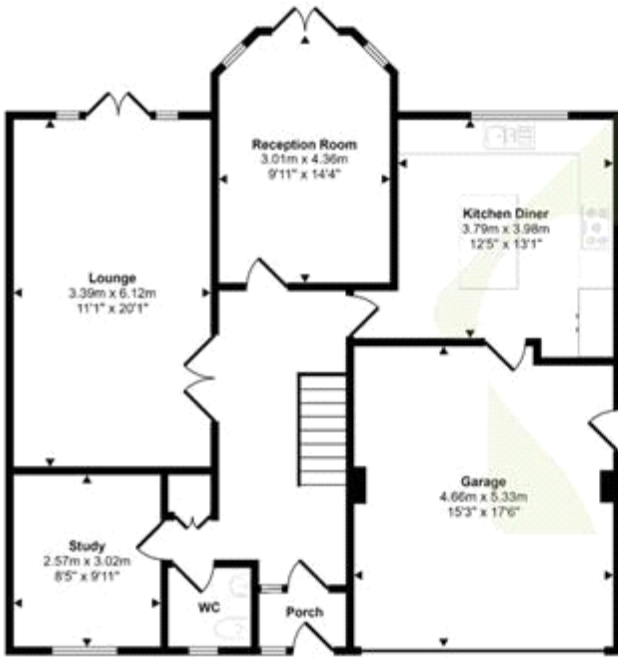
To the front of the property, there is driveway parking for two vehicles. The garden is laid to lawn. There is potential to widen the driveway if required.

To the rear, there is a south-facing garden, which is mainly laid to lawn. Established borders and a patio.





Approx Gross Internal Area
170 sq m / 1827 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	81
(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	

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/fitments 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.