



Fleetwood Road, Greenhalgh, Preston

Offers Over £230,000

Ben Rose Estate Agents are pleased to present to market this beautiful, Grade II listed home dating back to the 17th Century, offering a range of traditional features throughout and boasting lovely countryside views to the rear. Situated conveniently near the M55, with easy access to Blackpool and Preston, and Kirkham just a short drive away, this property provides not only a charming living space but also excellent connectivity and nearby amenities.

As you step inside, the ground floor welcomes you with a porch leading into the main front lounge, characterized by traditional beamed ceilings and a stunning fireplace featuring a multi-fuel burner, seamlessly flowing into the dining room. Moving through the hall, you'll find access to the rear porch and a large under stair storage, maximizing practicality. The kitchen, adorned with dual aspect windows, offers an integrated hob and ample space for other freestanding appliances, ensuring both functionality and natural light.

Ascending to the first floor, you'll find two bedrooms, with the master bedroom boasting fitted wardrobes and breathtaking views to the rear, enhancing the homes character. Completing this level is a three-piece family bathroom.

Externally, the property offers a generously sized driveway to the front with space for multiple cars, alongside a substantial double garage featuring roller shutter doors and a mezzanine loft space, complemented by a thatched roof that harmonizes with the property. A gated front yard with a patio area provides a welcoming outdoor space. Towards the rear, a garden area awaits, surrounded by tall mature trees and hedging, offering privacy and tranquility while enjoying the stunning rear views.

This unique Grade II listed home presents an exciting opportunity for those seeking a project, combining historical charm with modern potential, all within a convenient and picturesque setting.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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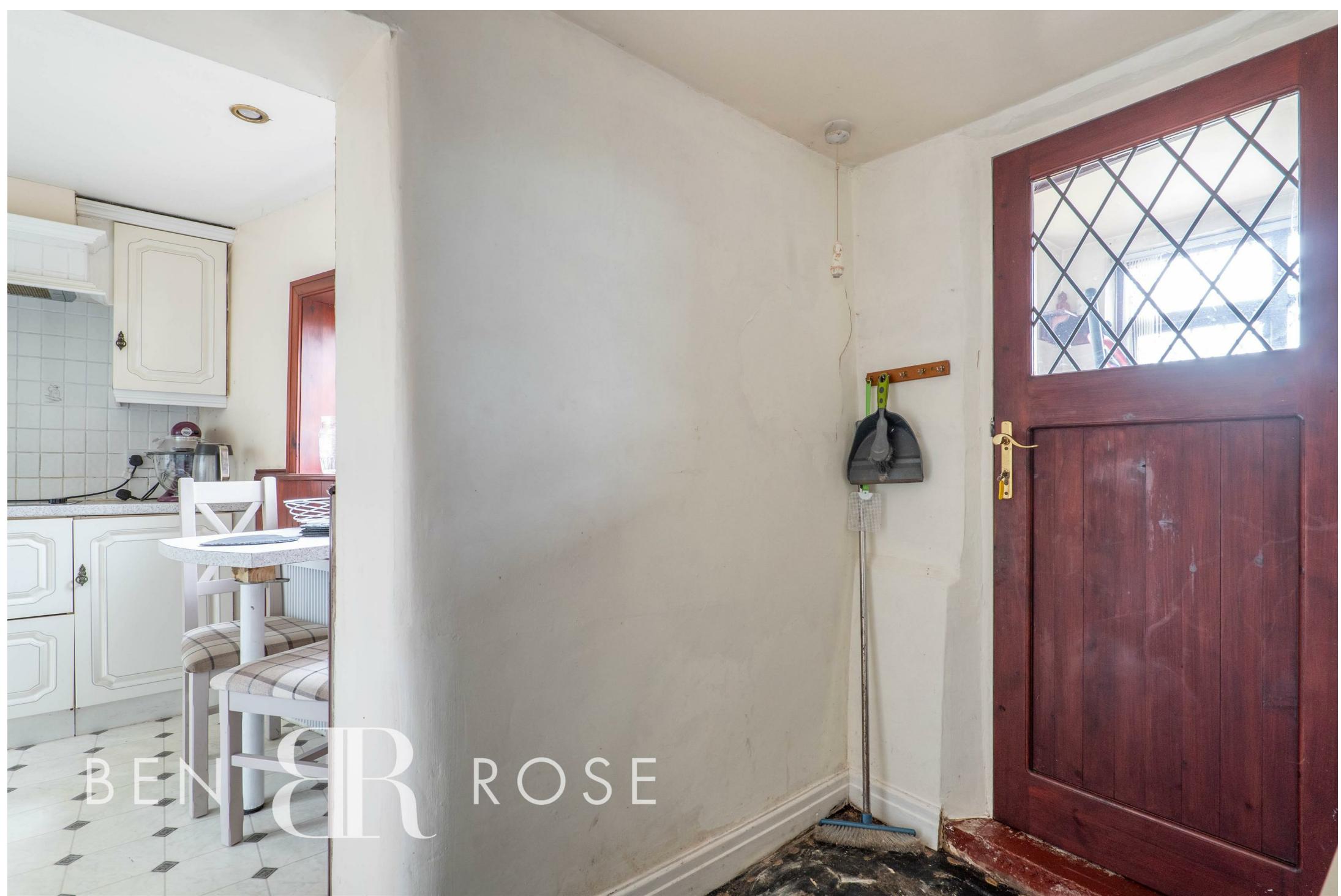


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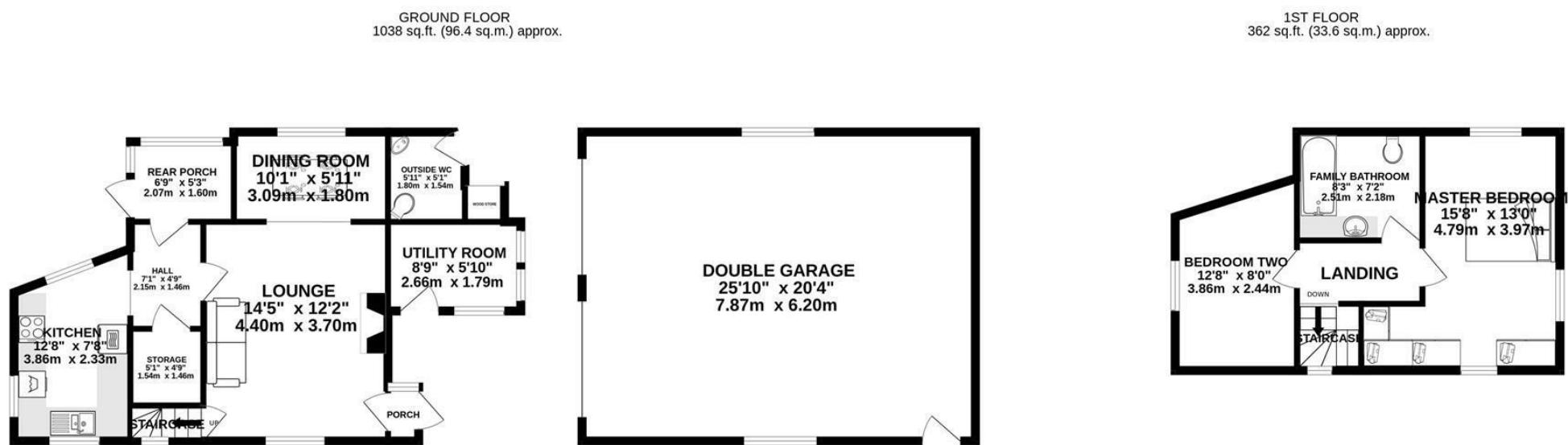
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TOTAL FLOOR AREA : 1400 sq.ft. (130.1 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(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	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

