



Chestnut Drive, Elswick, Preston PR4 3GP

O.I.R.O £350,000







Chestnut Drive,
Elswick, Preston
PR4 3GP

Offers in the region of £350,000



4 Bedrooms



2 Bathroom



0 Acres

-
- Four-bedroom detached home
 - Porcelain-tiled hallway and kitchen diner
 - Modern kitchen with quartz tops and integrated appliances
 - Lounge off the main hall
 - Principal bedroom with ensuite
 - Contemporary family bathroom
 - Parking for two cars
 - South-west facing landscaped rear garden



This beautifully presented four-bedroom detached home offers style, comfort and an excellent standard of finish throughout. Set within a quiet residential location, the property opens into an impressive entrance hall laid with elegant porcelain floor tiles, flowing past the cosy lounge and into a superb open-plan kitchen and dining area. This bright and sociable living space features matching porcelain tiles, a sleek fitted kitchen with integrated appliances, quartz worktops and a wine cooler, creating a contemporary space ideal for everyday family life and entertaining.



A useful WC/utility room adds practicality on the ground floor, while the first floor provides four well-proportioned bedrooms. The principal bedroom enjoys its own modern ensuite, and the family bathroom is finished with stylish porcelain tiling, offering a clean and luxurious feel.



Outside, the property continues to impress. There is off-road parking for two cars and a neat lawned front garden. The rear garden is a particular highlight: south-west facing, fully enclosed and beautifully landscaped with a patio area and lawn, providing a true suntrap and an inviting space for relaxation or outdoor dining.

Elswick is a highly regarded rural village known for its welcoming community, charming village green and attractive countryside surroundings. With convenient links to Preston, Blackpool and nearby Fylde villages, it offers the perfect balance between peaceful semi-rural living and accessibility. The area is popular with families and professionals alike, providing a friendly atmosphere, lovely walks and a pleasant environment to call home.



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Service Charge: There is a service charge payable annually for common areas of approximately £200.

Parking allocated and number of spaces : Parking available for two vehicles at the side of the property.

Construction Type :Brick and tiled roof.

Building Safety: No issues known.

Restrictive Covenants :No commercial vehicles are allowed to park at the property.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : There are non known to affect the property

Footpaths / Bridleways : There are non known to affect the property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : There are non known to affect the property.

Planning Consents affecting the property : There are non known to affect the property.

Accessibility adaption information : N/A

Coal field / mining area : There are non known to affect the property.

Communications :

Broadband: Standard, superfast and ultrafast is available in the area

Mobile signal: Vodaphone, EE, O2, Three are available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Fyde Borough Council **Council Tax:** Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [///packing.constrain.icicles](http://packing.constrain.icicles)

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser eaming commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

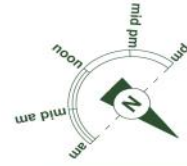
SUBJECT TO CONTRACT



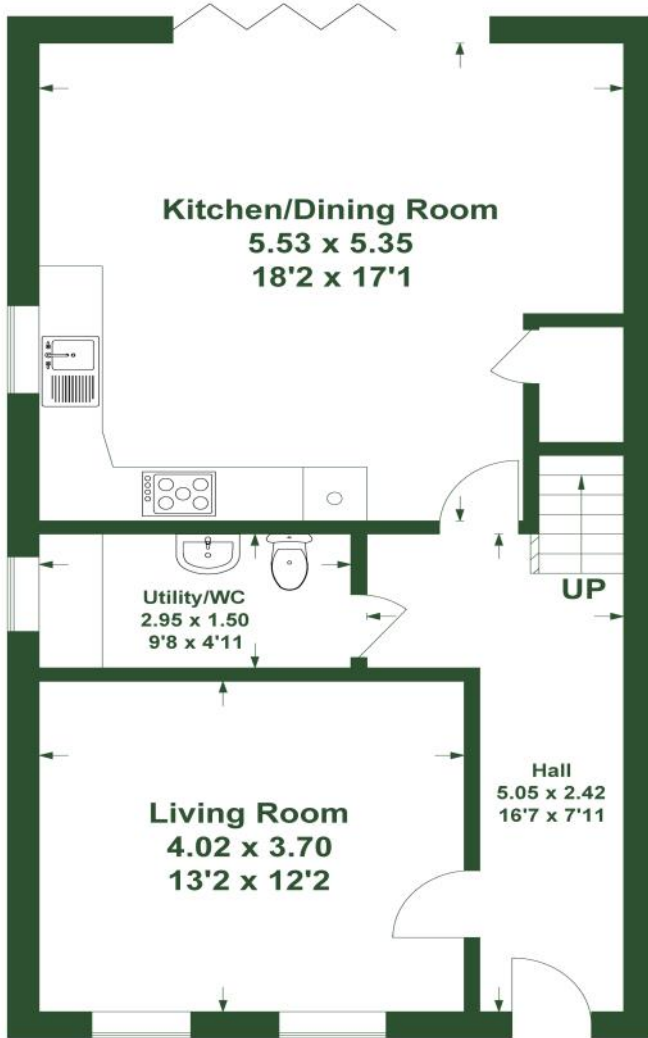
Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

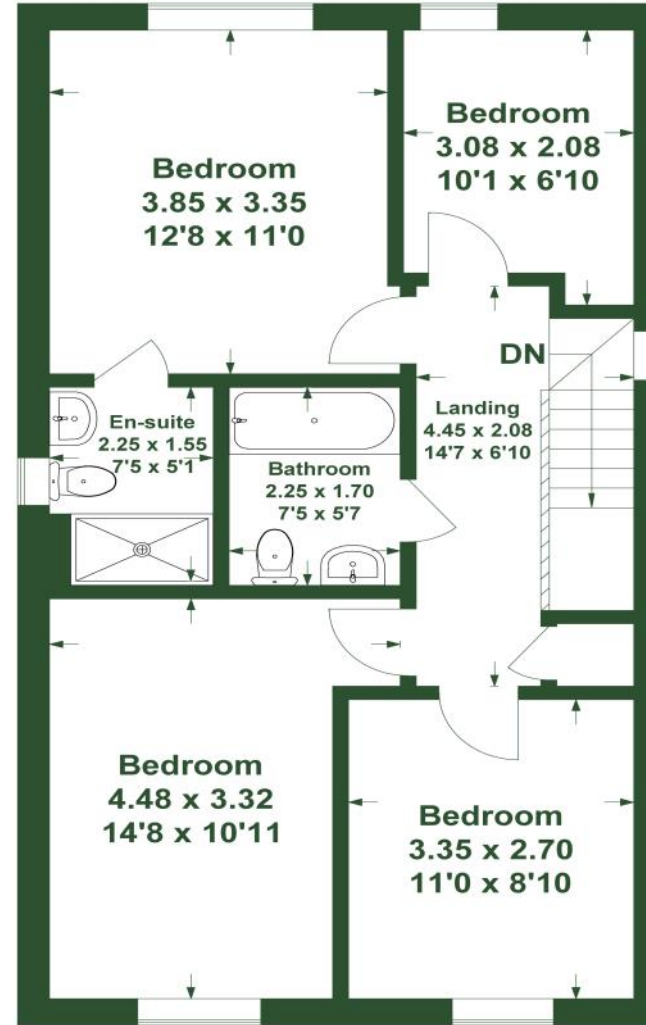
Approximate Gross Internal Area : 120.00 sq m / 1292 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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