



4 bed detached house to buy in

Church View Fold, Wrea Green, Preston,
Lancashire, PR4 2EH

£495,000 Starting Bid

4 x 4 **3** x 3 **2** x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Prime Village Location Within Walking Distance Of Wrea Green And Local Amenities
- ✓ Impressive Detached Four Bedroom Family Home
- ✓ Spacious Open Plan Kitchen, Dining And Sitting Area With

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: Solar PV (Photovoltaic) panels
- ✓ Water supply: Direct mains water

Description

Situated in the heart of the highly sought-after village of Wrea Green and just a short walk from the village green and local amenities, is this impressive detached four-bedroom family home offering spacious and versatile accommodation ideal for modern living. The ground floor comprises a welcoming hallway, a generous lounge, and an excellent open-plan space featuring the kitchen, dining area and a sitting room, which flows through to a bright orangery—perfect for family life and entertaining. Further benefits include a ground floor WC and internal access to the integral double garage. Upstairs, there are four well-proportioned double bedrooms, with the principal and second bedrooms both enjoying en-suite facilities, in addition to a family bathroom. Externally, the property provides off-street parking for multiple vehicles, access to the double garage, and a low-maintenance artificial lawn to the front. The private rear garden features a combination of low and raised patio areas alongside an artificial lawn, creating an attractive and easy-to-maintain outdoor space ideal for families and entertaining.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £495,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 2011

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

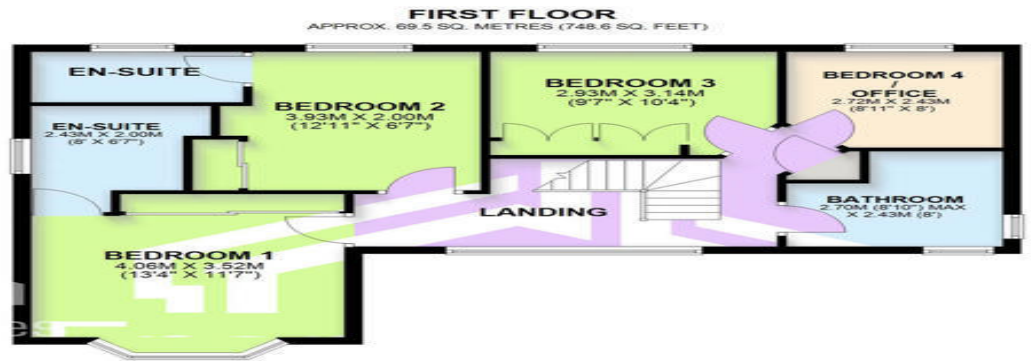
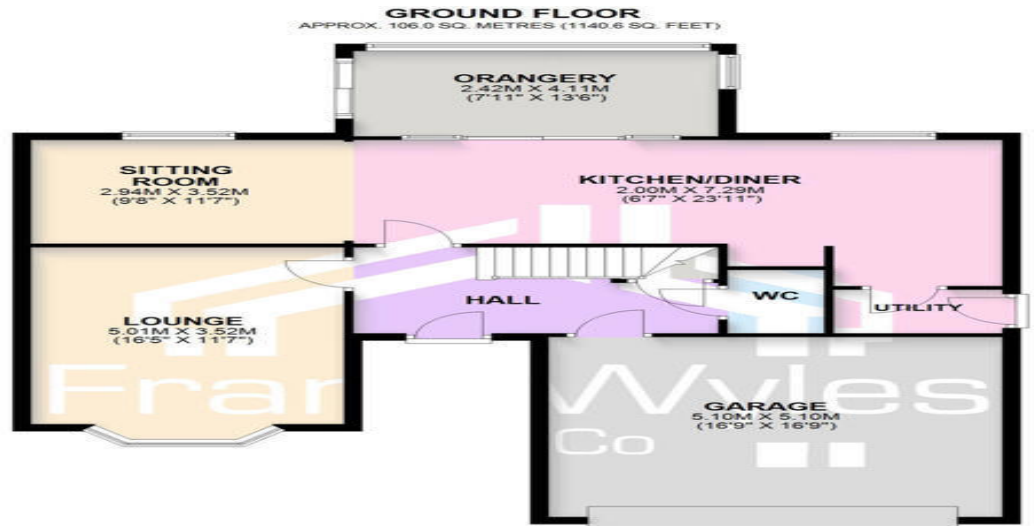
Heating: Gas

Electric: Solar PV (Photovoltaic) panels

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	89	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Church View Fold, Wrea Green, Preston, Lancashire, PR4 2EH

Contact your local branch today for more information on this property:
126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

