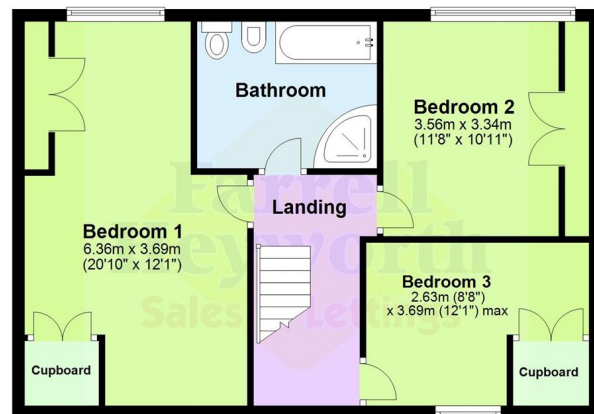
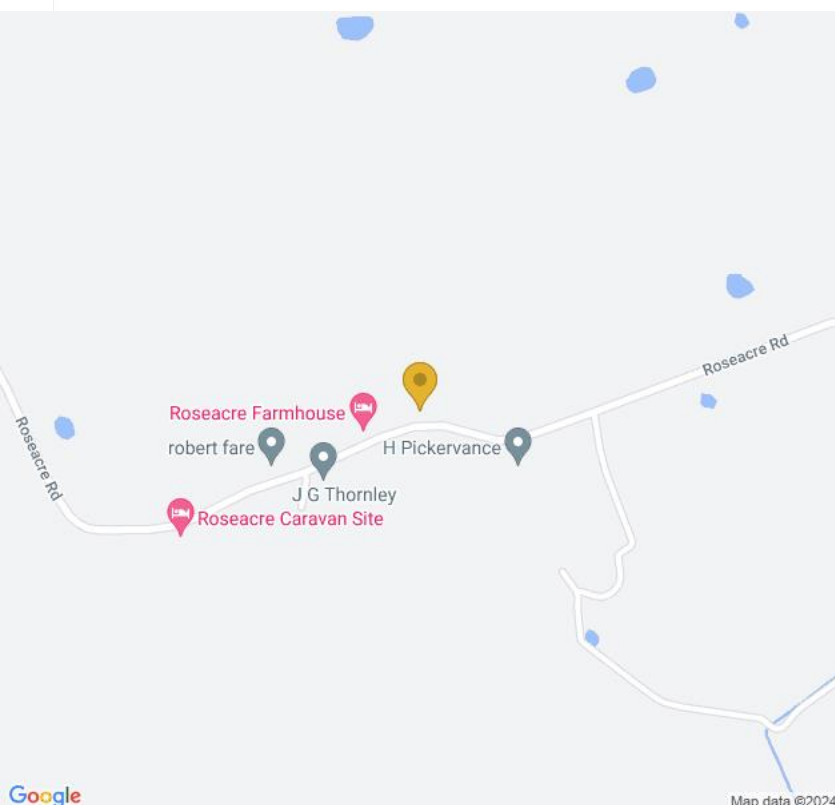


Ground Floor



First Floor



**Poulton
Landmark House
5a Cleveleys Avenue FY5 2UH**

**Tel: 01253 886000
Email: poulton@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/poulton>**

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**O.O
£375,000**

Roseacre Road, Roseacre,
Preston PR4

**Farrell
Heyworth**
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Charming Three/Four Bedroom Rural Detached Family Home**
- **Spacious & Characterful Accommodation**
- **Five Piece Family Bathroom, Utility & Ground Floor WC**
- **Extensive Rear Garden with Stunning Views of Rolling Countryside**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

EPC E

www.farrellheyworth.co.uk



Farrell Heyworth are extremely delighted to offer this charming, characterful and spacious three bedroom double fronted home well located in the peaceful, rural village of Roseacre, approximately 12 miles from Blackpool and the Fylde coast. There are also a number of highly regarded schools nearby, making this an ideal opportunity for families.

This property has a lot to offer, spacious living, character, charm and stunning surroundings. Perfectly suited to family life and to those searching for their forever home.

Internally the property comprises entrance hall, spacious bay fronted lounge with wood/coal burning fire, bright bay fronted dining room, study/work room and traditional fitted kitchen with integrated appliances and bench seating area. Leading off the kitchen is a convenient utility room with sink and additional ample cupboard space - ideal for storage.

On the first floor are three generously sized bedrooms, all benefitting from built-in cupboard/wardrobes. The two bedrooms located at the rear of the property both offer the most beautiful views of the garden and surrounding fields and countryside. There is also a well appointed and stylish five piece family bathroom suite including toilet, bath, corner shower, wash basin and bidet.

Externally, is where you will find this homes jewel in the crown; the rear garden. This is a private and extensive area of well maintained lawn bordered by a number of well established trees and shrubbery and also a lovely patio and seating area. The rear garden overlooks surrounding fields and rolling countryside, offering the finest and most gorgeous views. To the front of the property there is additional garden area, two driveways providing ample off road parking and a tandem garage.

Tenure: Freehold
Council Tax: Band E





