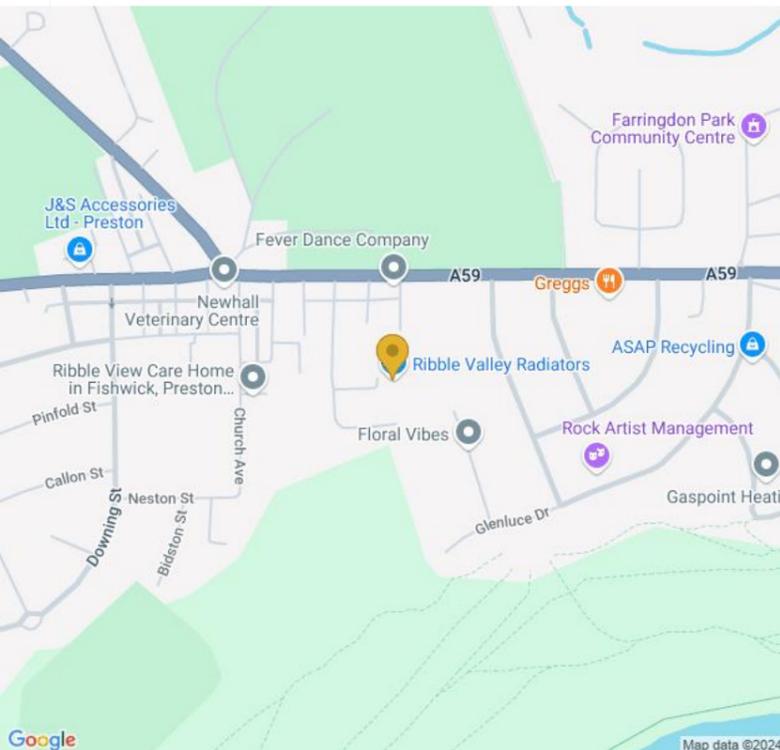


£875,000

Ducie Place, Preston PR1



**Preston
309 Garstang Road
Preston PR2 9XJ**

Tel: 01772 203345

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<https://www.farrellheyworth.co.uk/preston>**



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Most Impressive Detached Family Home in Over an Acre**
- **Extended and Separate Dwelling with Planning Approval**
- **Well Positioned for City Centre & Motorway Links**
- **Would Suit a Multitude of Extended Family Living Arrangements**

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.

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

EPC D

www.farrellheyworth.co.uk



Most impressive estate situated on the outskirts of Preston City Centre and yet superbly placed for motorway links, retail parks, recreational parks and the City Centre itself. This whole package could suit any number of family living arrangements with tons of rooms currently separated from a four bedroom family home over two floors, with a separate annex on a lower level, in addition to this plethora of accommodation there is a separate detached dwelling which has planning permission to convert/extend into a three bedroom detached dwelling. All this accommodation sits in around 1.30 acres of land.

The accommodation comprises: To the principal home - porch, hallway, WC, bedroom with en-suite and dressing area, inner hallway, three great size reception rooms which can be used as individually desired, separate study or office, kitchen diner and utility to the ground floor with the first floor comprising of amazing galleried landing, three further double bedrooms with en suite to the master and a separate family bathroom.

The annex accommodation is currently arranged as a good size reception room, fitted kitchen diner and WC, the annex has its own separate access.

Dwelling with planning permission - this would comprise of porch, hallway, family room, kitchen diner, utility, WC, bathroom, main bedroom with dressing area and en-suite to the ground floor with the first floor providing two further bedrooms. There is gated access to the estate which has an abundance of off road parking options for multiple vehicles and the majority of the lawned gardens with trees are set on a lower level.

Planning Permission with Preston City Council. Application Number 06/2021/1058. The permission is valid for 3 years from the decision date. Further details available from Preston City Council Planning Department.

Important Notice:
Please note we are required under The Estate Agents Act 1979 and the Provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a 'Connected Person' as defined by that act.

Tenure: Freehold
Council Tax: Band F

