



SSTC



## OIRO £525,000 Freehold

Welcome to this detached home, situated on a generous plot on the highly sought-after Station Lane. This property offers spacious living accommodation, excellent local schools, and convenient access to the M6 and M55 junctions. This is an opportunity not to be missed!

- Detached family home
- Extensive parking
- Potential to extend
- Substantial rear garden
- Detached garage
- Early viewing advised

We are thrilled to bring this spacious 229 sq metre (2,464 sq ft) family sized home to the market, set on a generous plot in the semi-rural and highly desirable location of Barton, Preston.

This well-proportioned home offers an excellent opportunity for families seeking versatile living space both inside and out. To the front of the property, a beautifully maintained garden features lush lawns, mature shrubs, and established trees, offering privacy and curb appeal. A private driveway leads from the main road to the side of the home, continuing on to a detached garage, providing ample off-road parking and storage.

Entering the home through a porch, you're welcomed by a spacious and light-filled entrance hall, setting the tone for the accommodation ahead. The ground floor layout is impressively flexible, currently comprising a living room, dining room, kitchen, two double bedrooms, and a shower room.

The living room is located at the front of the property, offering a cosy and welcoming space, while the dining room flows seamlessly into a bright and modern kitchen. The kitchen is fitted with a quality range of cream shaker-style units, complemented by stunning quartz worktops. It comes fully equipped with integrated appliances including a fridge freezer, oven, combination microwave oven, induction hob with extractor, dishwasher, and washing machine. A built-in larder/pantry cupboard and a purpose-made breakfast bar add functionality and character, ideal for everyday living and entertaining. To finish the quality of this kitchen, there is also Karndean flooring. From the kitchen, a conservatory provides additional living space with views over the extensive rear gardens.

The two ground floor bedrooms are both generously sized doubles, one of which includes fitted wardrobes and a dressing table. A fully tiled, three-piece shower room completes the ground floor.

Upstairs, a generously sized bedroom with a picturesque view of the rear garden and a stylish four-piece bathroom suite, which includes a bath, separate shower cubicle, wash basin, and WC. With a large store room with potential to create a fourth bedroom, this upper level offers excellent potential for a growing family or for those who require home office or guest accommodation.

Externally, the gardens are substantial and full of potential, offering space for gardening, play areas, or even further development subject to necessary permissions. The detached garage also features an additional storage room, providing ideal space for tools, equipment, or hobbies.

Barton is a charming village that offers the perfect blend of countryside living with easy access to essential amenities. Local shops, highly regarded schools, and picturesque walking routes are all within reach. For commuters, the M6 motorway is easily accessible, offering excellent links to Preston, Lancaster, and the wider North West. For those with growing children, this home is also in the catchment area for Brought High School.

This is a rare opportunity to secure a large, flexible family home in a peaceful yet well-connected location, with scope to update and reconfigure to suit your individual needs. Early viewing is highly recommended.

Council Tax Band: F (Preston City Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

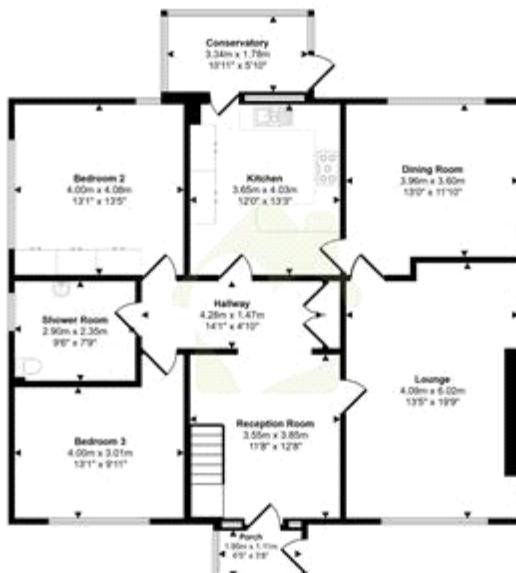
Sewerage: Mains











Ground Floor  
Approx 126 sq m / 1355 sq ft

Denotes head height below 1.5m  
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.



First Floor  
Approx 83 sq m / 896 sq ft

Denotes head height below 1.5m  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	83
(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		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.