



**4 Bed
House - Detached
located in Forton**

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Wallace House Wallace
Lane
Forton
Preston
PR3 0BA



Asking price £500,000

Situated in the delightful village of Forton, Preston, this delightful detached house on Wallace Lane offers a perfect blend of comfort and space for family living. With four generously sized bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

As you enter, you are welcomed by three inviting reception rooms, each providing a unique space for entertaining guests or enjoying quiet family time. The layout of the house promotes a warm and homely atmosphere, making it easy to envision gatherings with loved ones or peaceful evenings in.

The property features a well-appointed bathroom, ensuring convenience for all residents. The surrounding area is known for its picturesque countryside, offering a tranquil lifestyle while still being within easy reach of local amenities and transport links.

This home is perfect for families or anyone looking for a spacious retreat in a serene setting. With its appealing features and prime location, this property on Wallace Lane is a wonderful opportunity for those wishing to settle in a friendly community. Do not miss the chance to make this charming house your new home.

Vestibule

Large wooden entrance door and tiled flooring. Door leading to -

Hall

Stairs leading to the first floor landing. Radiator and decorative coving to the ceiling.

Lounge

13'9" x 20'6" (Into Bay)

Double glazed wooden Bay window to the front aspect and a single entrance door, to the side, leading to the side garden. Log burner with a stone hearth and mantel. Three double radiators and exposed floorboards. Decorative coving to the ceiling.

Sitting Room

12'9" x 14'4" (Into Bay)

Double glazed Bay window to the front aspect. Log burner with a stone hearth and wooden surround. Two double radiators and decorative coving to the ceiling.

Dining Room

9'11" x 10'9"

Single glazed sash window to the rear. Log burner with a tiled hearth and marble surround. Fitted storage cupboards and an understairs storage cupboard. Double radiator and decorative coving to the ceiling.

Inner Hall

Radiator and a door leading to the rear garden.

WC

Two piece suite comprising: wash hand basin and a low level WC. Single glazed window to the side. Radiator.

Kitchen Diner

15'2" x 13'

Fitted kitchen with a range of wall and base units incorporating: Belfast sink, freestanding cooker with a five gas hob and an integrated dishwasher. Space for a fridge freezer. Single glazed window to the rear and door leading to the rear garden. Double radiator, tiled flooring and downlights.

First Floor

First Floor Landing

Decorative coving to the ceiling.

Bedroom Three

12'4" x 14'1" (R)

Single glazed sash window to the side and rear. Double radiator.

Bedroom Four

11'6" x 9'12" (R)

Single glazed sash window to the rear. Double radiator.

Bedroom Two

10'7" x 17'11"

Two single glazed sash windows to the front. Double radiator and a single radiator.

Master Bedroom

14'11" x 13'11" (max)

Single glazed sash window to the front. Double radiator and fitted wardrobes. Door leading to -



Ensuite

Two piece suite comprising: double shower cubicle and a wash hand basin. Single glazed window to the side and a heated towel rail.

Family Bathroom

Four piece suite comprising: double shower cubicle, roll top bath, shower cubicle, wash hand basin and a low level WC. Single glazed window to the side. Radiator and downlights.

Exterior

Car Port

15'1" x 18'9"

Door to -

Store Room One

11'9" x 14'12"

Two single glazed windows to the front. Power and light.

Store Room Two

39'6" x 10'8"

Two wooden entrance doors. Power and light.

Store Room Three

14' x 6'

Entrance door and a single glazed window to the side.. Belfast sink with space for a washer and dryer.



Front Garden

Established front garden with a laid lawn and high hedge. Tarmac driveway providing ample parking.

Rear Garden

Laid lawn with flowerbeds and a paved patio.

Boiler Room

9'3" x 5'9"

Entrance door. Boiler, power and light.

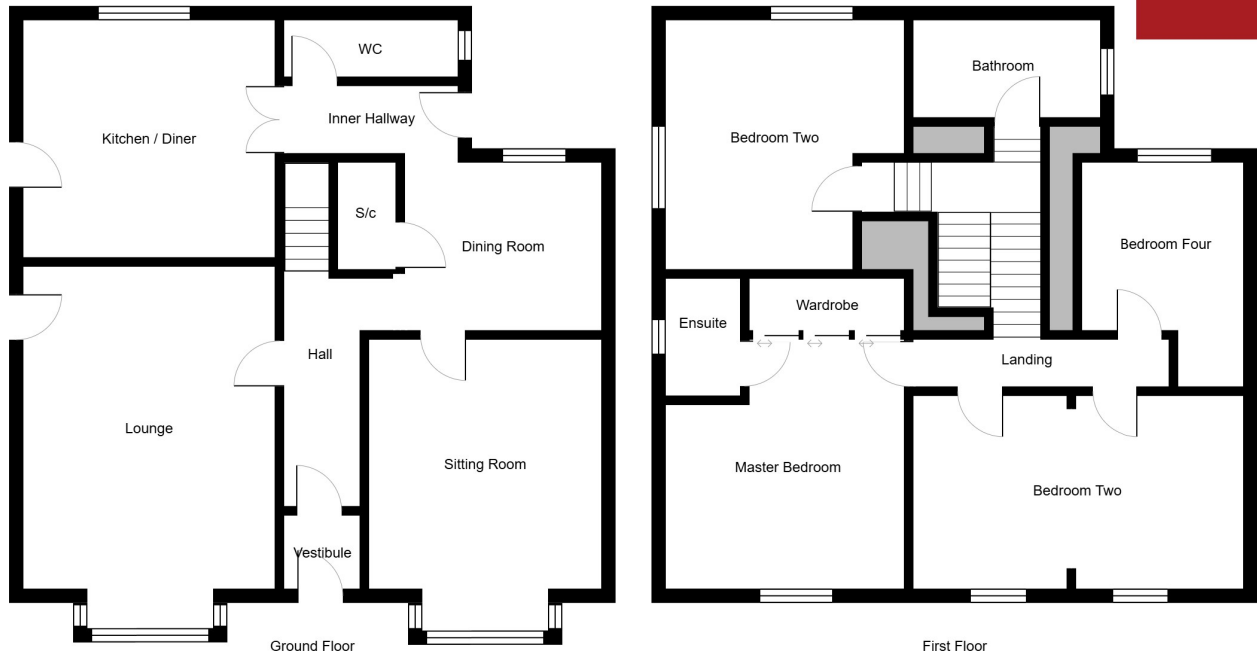


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Wallace Lane Forton, Preston, PR3 0BA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

EPC Rating:
Council Tax Band: F

DIRECTIONS

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