



**Auction**

## 4 bed detached house to buy in

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

**£495,000** Starting Bid

 x 4  x 3  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

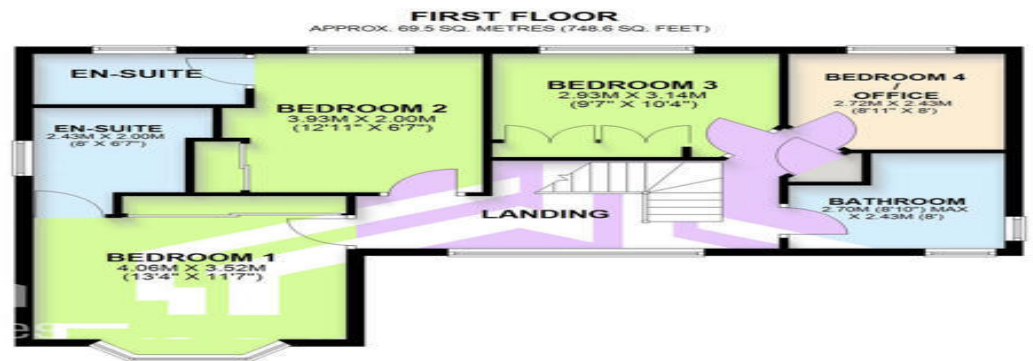
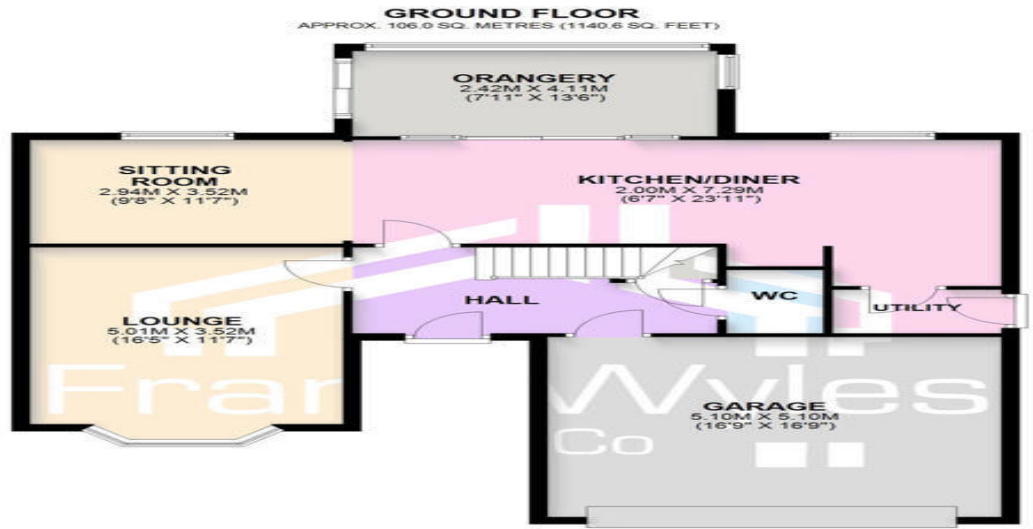
Heating: Gas

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) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            | 89                      | 91        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | 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:

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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