



The Toppings, Preston, PR3

£450,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

..... STUNNING DETACHED PROPERTY IN SOUGHT AFTER AREA Housesimple are pleased to present to the market this stunning detached executive home situated in a sought after area.

Key features:

- Detached Property
- 4 Bedrooms
- 2 en-suite bathrooms
- Ground Floor wc
- Large Lounge
- Conservatory
- Utility Room
- Study
- Kitchen
- Detached garage
- Stunning Gardens
- Block paved driveway and patio
- GCH
- Separate Dining Area

Extra info:

- **Property Age:** 18 years
- **Council Tax:** Band F (£2652.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



..... STUNNING DETACHED PROPERTY IN SOUGHT AFTER AREA

Housesimple are pleased to present to the market this stunning detached executive home situated in a sought after area. This lovely property has many features and is immaculately presented throughout and is move in ready.

From the main entrance you enter a vestibule which opens in to the hall, to the right you enter the large lounge which has dual aspect, there is a feature fireplace and french doors leading in to the conservatory which overlooks the rear garden.

To the left of the hall is a ground floor cloaks/wc, from the hall you access the study which overlooks the front garden. Straight ahead is the formal dining room and door which leads to the open plan kitchen/diner, the kitchen has been fully fitted with wooden units and has integrated appliances and co-ordinating worktops, there is a dining area. From the kitchen you enter the utility room which has external access.

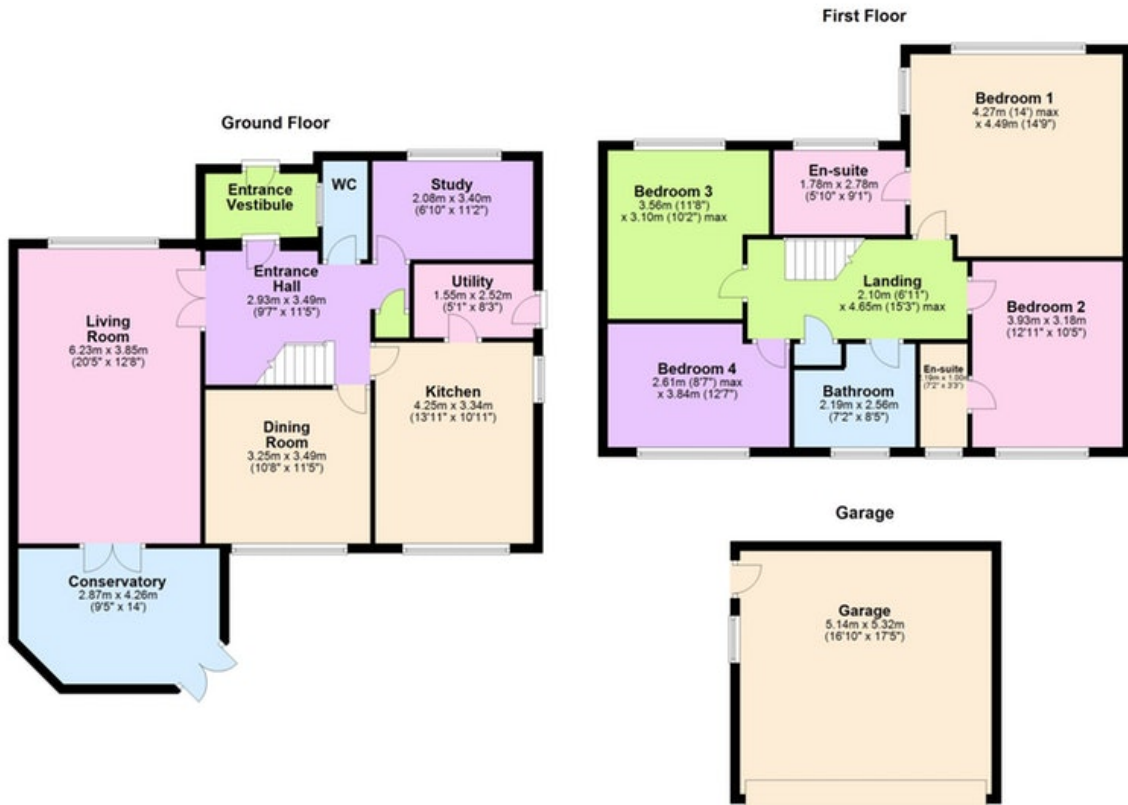
To the first floor the master bedroom has a large en-suite bathroom with bath, there are a further three double bedrooms one of which has an en-suite. The family bathroom is a good size and has white suite and tiling.

At the front of the property is a lovely garden and large driveway which has been block paved which leads to a large detached garage, the blockpaved pathway continues to the side and rear of the property were there is a lawned area.

Amenities and schools are nearby and the property is ideally situated for good road and transport links.

This is a lovely property which is immaculately presented and has many lovely features and we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

3, The Toppings, Garstang, PRESTON, PR3 1QW

Dwelling type: Detached house	Reference number: 9888-3025-7299-6821-3960
Date of assessment: 18 January 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 January 2019	Total floor area: 129 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,928
Over 3 years you could save	£ 501

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 306 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 501 over 3 years</p> </div>
Heating	£ 2,094 over 3 years	£ 1,893 over 3 years	
Hot Water	£ 528 over 3 years	£ 228 over 3 years	
Totals	£ 2,928	£ 2,427	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: 0.8em;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #4682b4; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #90ee90; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00; color: black; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffa500; color: black; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ff4500; color: black; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #ff0000; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: 0.8em;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.8em;">Current</th> <th style="font-size: 0.8em;">Potential</th> </tr> <tr> <td style="font-size: 2em; color: green;">70</td> <td style="font-size: 2em; color: green;">82</td> </tr> </table>	Current	Potential	70	82	<p style="font-size: 0.8em;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.8em;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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(21-38) F													
(1-20) G													
Current	Potential												
70	82												

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase hot water cylinder insulation	£15 - £30	£ 51
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 330
3 Solar water heating	£4,000 - £6,000	£ 120

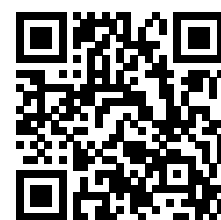
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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