



ESTATE AGENTS • VALUER • AUCTIONEERS



Tudor Cottage Moss Side Lane, Wrea

- Stunning Semi Detached Cottage
- In the Heart of Wrea Green Village
- Offering Modernised & Tastefully Presented Accommodation Throughout
- Spacious Lounge with Dining Area
- Modern Fitted Breakfast Kitchen & Cloaks/WC
- Three Bedrooms & Bathroom/WC
- Off Road Parking & Garage for Storage
- Delightful Rear Landscaped Garden
- Gas Central Heating, Double Glazing & Septic Tank Drainage
- Freehold, Council Tax Band C & EPC Rating D

Offers In The Region Of £340,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



Tudor Cottage Moss Side Lane, Wrea Green

GROUND FLOOR

ENTRANCE PORCH

3'5 x 2'9



Approached through a composite outer door with inset double glazed panels. UPVC double glazed windows to either side provide excellent natural light. Overhead ceiling spotlight. Side meter cupboard. Solid wood strip floor. Inner bevel edged glazed door leads to the Lounge.

LOUNGE WITH DINING AREA

21'8 x 12'9



Very spacious and tastefully presented reception room. UPVC double glazed oriel bay window overlooks the front aspect with a deep display sill and three top opening lights. Solid wood strip floor. Two single panel radiators. Telephone/internet point. Focal point of the room is a fireplace with a wooden display plinth and a raised stone hearth supporting a cast iron wood burning stove. Turned staircase leads off to the first floor with a spindled balustrade. Useful understair store area. Square arch leading off to the adjoining Kitchen.

BREAKFAST KITCHEN

17'9 x 12' max

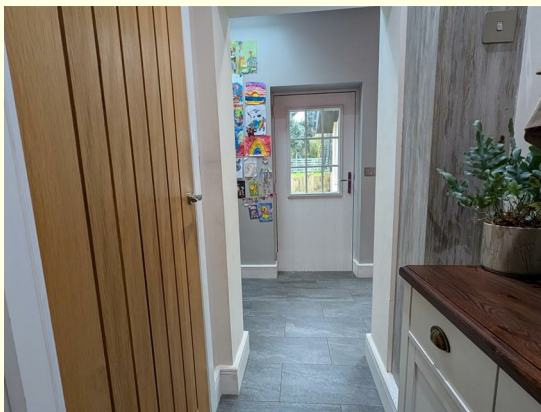


(max L shaped measurements) Beautiful extended family Kitchen fitted in 2018. UPVC double glazed picture window enjoys an outlook over the rear garden. Two side opening lights. Additional large double glazed window overlooks the side of the rear garden, again providing excellent further natural light. Good range of eye and low level cupboards and drawers. Single drainer sink unit set in roll edged laminate working surfaces with a matching splash back. Central island unit/breakfast bar with drawers below. Built in appliances comprise: Hotpoint four ring electric ceramic hob. Illuminated contemporary extractor fan above. Hotpoint electric oven and grill with a microwave oven above. Integrated Hotpoint dishwasher. Integrated fridge/freezer with a matching cupboard front. Matching double opening doors reveal a useful 'Utility' cupboard with plumbing for a washing machine and space for a tumble dryer. Ceramic tiled floor with electric underfloor heating. Pitched roof with three Velux double glazed pivoting roof lights. Inset ceiling spot lights. Composite outer door with inset double glazed panels leads to the rear garden. Square arch leading off to the Cloakroom.



INNER CLOAKROOM

7' x 3'5



Matching ceramic tiled floor. Two inset ceiling spot lights. Side cloaks hanging space. Contemporary panel doors lead off to the WC and Garage.

CLOAKS/WC

3'8 x 3'8



Two piece white suite comprises: Low level WC. Vanity wash hand basin with an offset mixer tap and cupboard below. Matching ceramic tiled floor. Chrome heated ladder towel rail. Overhead ceiling spot light and wall mounted extractor fan.

INTEGRAL GARAGE (STORAGE)

13'6 x 8' max

(max L shaped measurements) Useful integral Garage now for storage purposes only. Front up and over door remains. Power and light connected. Wall mounted Potterton gas central heating boiler. Wall mounted septic tank control unit.

FIRST FLOOR LANDING

8'6 x 3'7



Central landing approached from the previously described staircase. Two loft hatches. Matching contemporary doors leading off to all first floor rooms.

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BEDROOM ONE

12'7 x 9'7



Nicely presented principal double bedrooms. UPVC double glazed window overlooks the front aspect with a top opening light. With views of fields beyond lined with a row of mature trees which we understand are under a Tree Preservation Order. Single panel radiator. Overhead light. Range of fitted bedroom furniture comprises: Double and single wardrobe with an adjoining five drawer unit. Aerial point and socket for a TV. Fitted kneehole dressing table with a drawer below. Wall mounted storage unit above. Matching bedside drawer unit to the chimney recess.

BEDROOM TWO

11'10 plus wardrobes x 8'



Second double bedroom with a UPVC double glazed window also enjoying a front outlook. Top opening light. Double panel radiator. Overhead light. Large triple wardrobe.

BEDROOM THREE

12' x 7'5 plus wardrobe



Third good sized bedroom with a UPVC double glazed window overlooking the rear gardens. Side opening light and fitted window blinds. Overhead light. Single panel radiator. Double doors reveal a built in wardrobe with an overhead light, hanging rails and display shelving.

BATHROOM/WC

7'8 x 7'7



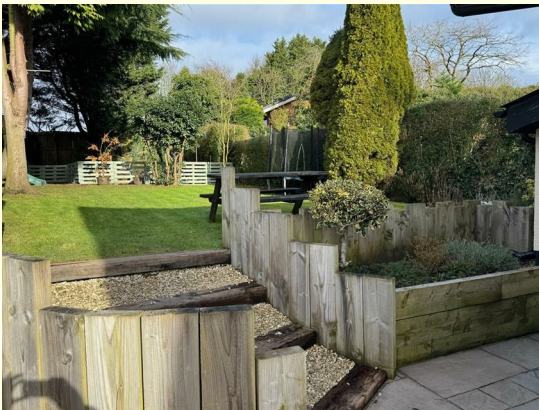
Family bathroom comprising a modern three piece white suite. UPVC obscure double glazed window to the rear elevation. Side opening light and a tiled display sill. L shaped panel bath with a plumbed over bath shower. Pedestal wash hand basin. Low level WC. Ceramic tiled walls. Double panel radiator. Overhead light and extractor fan. Built in airing cupboard houses a hot water cylinder.

OUTSIDE



To the front of the property is a long stone chipped driveway providing excellent off road parking and having a timber gate leading directly to the rear gardens. Adjoining is an open plan asphalted front garden which provides additional off road parking if required. External gas meter.

To the immediate rear is a beautiful landscaped family garden with a stone flagged terrace with a raised timber planter. Curved steps lead up to the elevated lawned gardens with mature shrub borders and feature mature conifers with a timber framed treehouse. With a further fenced area to the rear concealing the septic tank. Garden tap and outside lighting.



CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Potterton boiler in the Garage serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC units.

DRAINAGE

The property shares a soak away Septic Tank with the neighbouring property with any ongoing maintenance split between the two properties. The septic tank is situated to the rear of the garden of this property.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band C

LOCATION



This delightful three bed roomed semi detached cottage, built in 1860, lies in the heart of Wrea Green, which is arguably one of the finest traditional villages in the county with its central 'Village Green' and cricket square with adjoining duck pond. With Village store, primary school and the well known 'Grapes' pub all within a very short walking distance. Kirkham town centre with its comprehensive shopping facilities and Kirkham Grammar School are within just a short driving distance and Lytham St Annes and the Fylde coast are within an easy 10 minute drive. Access to the M55 motorway is also close by. An internal and external viewing is strongly recommended to appreciate the modernised and tastefully presented accommodation Tudor Cottage has to offer together with its beautiful rear gardens and front rural aspect.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can

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be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

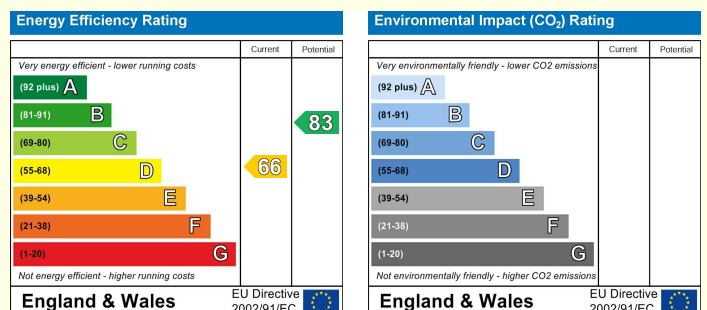
Digital Markets, Competition & Consumers Act 2024

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared February 2026



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