



3 bed cottage to buy in PR4

The Green, Wrea Green, Lancashire, PR4 2WW

£400,000 Starting Bid

 x 3  x 2  x 3

Tenure

Freehold

Driveway parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Occupying a prime position overlooking the picturesque village green, this charming and deceptively spacious three-bedroom end-terrace thatched cottage (the property was repainted and roof was re-thatched in June 2025) offers a rare opportunity to enjoy village living at its finest, complete with views across the cricket green and duck pond.

Located at the heart of the highly sought-after village of Wrea Green, the property is just a short stroll from local amenities including the primary school, village shop, and popular pub/restaurant. Excellent transport links provide convenient access to surrounding towns, with the M55 motorway close by for commuters.

The accommodation is both characterful and versatile. The ground floor comprises two welcoming reception rooms, an open-plan dining kitchen ideal for everyday living and entertaining, a conservatory overlooking the garden, along with a utility room, home office, and ground floor WC. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from an en suite, complemented by a modern family bathroom.

Externally, the cottage enjoys delightful private gardens to both the front and rear, offering attractive outdoor spaces to relax and unwind, plus a garage. Offered for sale with no onward chain, an internal viewing is strongly recommended to fully appreciate the space, setting, and charm this unique village home has to offer.

Ground Floor

Porch

Double glazed window to front, radiator, tiled flooring, door to:

Lounge 5.61m (18'5") max x 4.93m (16'2")

Double glazed window to side, two double glazed windows to front, two radiators, TV point, exposed beams, coal effect gas fire with wooden mantle over, stairs to first floor with storage cupboard under, open access to:

Dining Room 4.88m (16') max x 2.80m (9'2")

Double glazed window to rear, two double glazed windows to side, door to:

Kitchen 4.33m (14'2") x 3.50m (11'6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap with tiled splashbacks, under-unit lights, integrated fridge/freezer and dishwasher, built-in Neff appliances including oven, hob with extractor hood over, and microwave, two double glazed windows to side, radiator, tiled flooring, open plan to:

Conservatory 2.83m (9'3") x 2.65m (8'8")

With double glazed windows, double glazed roof and ceiling fan, radiator, tiled flooring, double doors to rear garden.

Utility Area 2.22m (7'3") x 1.17m (3'10")

Fitted with a matching range of units with worktop space, stainless steel sink with single drainer, plumbing for washing machine, space for freezer, radiator, tiled flooring, door to:

WC

Fitted with two piece suite comprising pedestal wash hand basin and WC, tiled splashback, radiator, tiled flooring.

Study 2.38m (7'10") x 2.03m (6'8")

Obscure double glazed window to rear, radiator, fitted desk and storage.

First Floor

Landing

Door to:

Bedroom 1 4.35m (14'3") x 4.15m (13'7")

Two double glazed windows to front, fitted bedroom suite with a range of wardrobes fitted matching dressing table, radiator, TV point, coving to ceiling, door to walk-in wardrobe with hanging rails and radiator, door to:

En-suite Shower Room

Fitted with three piece suite comprising recessed shower area with fitted shower, inset wash hand basin with storage under and mixer tap, and WC, tiled walls, heated towel rail, obscure double glazed window to side, tiled flooring, under floor heating.

Bedroom 2 3.38m (11'1") x 2.80m (9'2")

Double glazed window to side, radiator.

Bedroom 3 3.47m (11'5") x 2.54m (8'4")

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator.

Bathroom

Fitted with three piece suite comprising bath with separate shower over and glass screen, pedestal wash hand basin and WC, part tiled walls, shaver point and light, obscure double glazed window to side, radiator, boiler cupboard, housing wall mounted combination boiler.

Loft - 5.69m x 3.48m (18'8 x 11'5)

Boarded and carpeted, accessed by a pull-down metal ladder, pitched ceiling with access to the roof eaves, double-glazed window to side, radiator, connected power and lighting, TV point.

External

Front Garden

A charming cottage-style front garden with timber gate and curved stone pathway leading to the private entrance porch, framed by mature planting and inset lighting. Side access leads through to the rear garden and garage via a stone-chipped driveway, with shared rights of way.

Rear Garden

An enclosed, easterly facing garden with patio seating areas, lawn, established borders and a further private seating area. Gated access leads to the driveway and garage, with side access back to the front.

Garage

Brick-built garage with electric up-and-over door, side access, window, and power and lighting.

Additional Notice

The property's roof was re-thatched and repainted in June 2025. The driveway is owned by the property; however, it is subject to pedestrian and vehicular rights of way to the owners of the bungalow and the neighbouring cottage.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £400,000

Property Type: Cottage

Parking: Driveway

Year built: 1970

Construction materials: Brick and block

Roofing type: Thatched

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

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