

DRAFT

New Hall Farmhouse Moss Side Lane, Stalmine, Poulton-Le-Fylde, FY6 0JW

Price: Reduced to £305,000 Region with no chain

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office
Virtual Tour: Available on line via “Rightmove and On The Market”

A 3/4 bedroomed detached former farmhouse (*Former Agricultural Occupancy Planning Condition/Tie Now Removed*) with full UPVC sealed unit double glazing, gas central heating, private frontage parking and a recently extended enclosed rear garden area with garage potential if desired. Being conveniently situated in a popular walking area within relatively close walking distance (within 500m) of the village shop, primary school, nursery and A588 bus stop.

Thornton Cleveleys 7 miles, Fleetwood Freeport 10 miles,
Garstang 9 miles approx.

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

Accommodation Comprising: (Full UPVC sealed unit double glazing and gas central heating installed).

Ground Floor:

Entrance Porch:
11'6 x 4'6
(3.52m x 1.39m)

French doors, sensor light.

Reception Hall:
9'4 x 8'3
(2.85m x 2.52m)

Under stairs cupboard, radiator.

Lounge:
24'5 x 11'11"
(7.43m x 3.62m)

Double aspect windows, 2 x centre lights, 2 x radiators.

Dining Kitchen:
11'6x 8'3
(3.52m x 2.52m)

Fitted cupboards and units incorporating granite sink, worktops, built in double oven, gas hob with overhead extractor hood, integrated fridge freezer, dish washer recess and tiled splash backs. Radiator.

Utility:
7'1 x 5'9
(2.16m x 1.78m)

Stainless steel sink unit, plumbed for auto washer. Gas fired "Baxi" boiler (*installed 2015*).

Wetroom:
8'3 x 4'1
(2.51m x 1.25m)

WC and pedestal wash hand basin, fully tiled, towel radiator.

Study/4th Bedroom:
10' x 8'7
(3.04m x 2.65m)

2 x centre lights, radiator.

First Floor:

Master Bedroom 1:
12'1 x 12'
(3.69m x 3.65m)

Centre light, radiator.

En-suite Bathroom with "Jack and Jill" door.

Bedroom 2:
11'7 x 8'7
(3.56m x 2.64m)

Built in wardrobe 4'4 x 3'3 (1.32m x 0.98m), centre light, radiator.

En-suite Shower Room comprising shower cubicle WC and wash hand basin, radiator.

Bedroom 3:12
12' x 8'
(3.65m x 2.43m)

Vanity wash hand basin, radiator.

Bathroom:
8'2 x 6'6
(2.50m x 2.02m)

"Jack and Jill" Bathroom comprising bath with over bath shower, WC and wash hand basin.

Outside:

Front:

Private frontage parking suitable for up to 4 vehicles.

Side:

Garden area to the Easterly side with potential to create a vehicular access into the rear garden.

Rear:

Lawned garden area with garage potential.



Services: Mains gas and electricity; metered mains water, mains drainage connected

Tenure: Freehold with vacant possession.

Council Tax Band: “E” (Verbal enquiry only.)

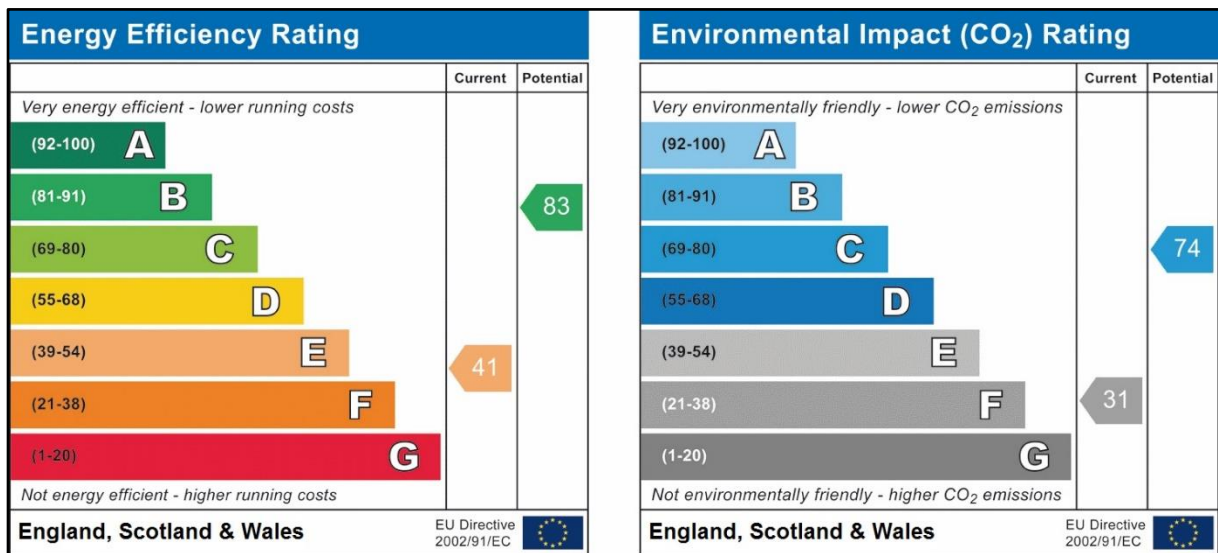
Solicitors: Oglethorpe, Sturton & Gillibrand, 16 Castle Park, Lancaster, LA1 1YG. Tel: 01524 846 846.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
Through whom all offers and negotiations should be conducted

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

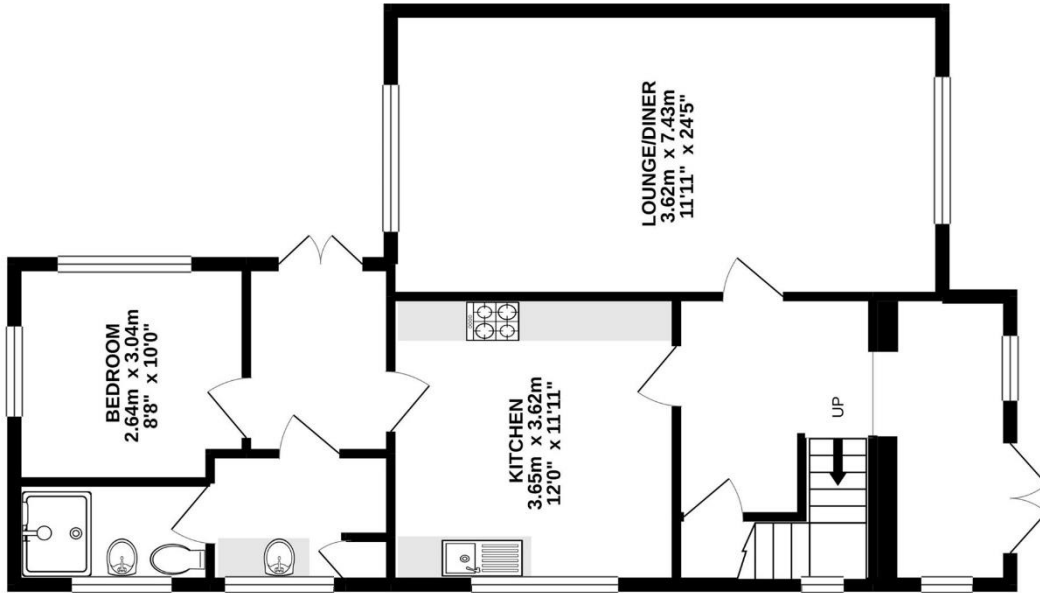
Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

Energy Performance Certificate

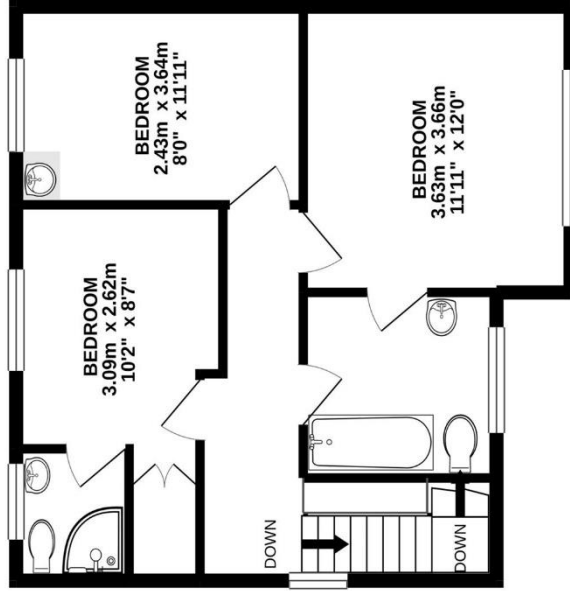


Floor Plans

GROUND FLOOR



1ST FLOOR



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Copy Title / Boundary Plan

Awaiting Plan

Location Plan



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