

**DRAFT**



**Stalmine Moss Lodge  
Moss Side Lane, Stalmine,  
Poulton-le-Fylde, FY6 0JW**

**Price: Reduced to £405,000 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 recently thoroughly improved and extended 5 bedroomed detached residence with adjoining garage, forecourt parking, a generous sized enclosed rear garden and outstanding rural views to the front and rear. 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.

**Accommodation Comprising: (UPVC sealed unit double glazed doors and windows throughout).**

**Ground Floor:**

**Entrance Porch:**

6'7 x 3'  
(2.01m x 0.91m)

Tiled floor.

**Dining Kitchen:**

22'11 x 11'11  
(6.99m x 3.63m)

Attractive range of painted cupboards and units incorporating stainless steel 1½ bowl single drainer sink unit with mixer tap, plumbed dish washer recess, fridge recess, fitted "Flavel" electric oven range with tiled splash back, overhead extractor hood and work surfaces. Halogen down lighting, new laminate flooring, wired smoke/heat detector alarm, radiator, centre light to dining area. Access to garage.

**Dining Room:**

11'11 x 11'11  
(3.63m x 3.63m)

French doors to rear garden.  
Laminate flooring, radiator, centre light with ceiling rose.

**Lounge:**

14'11 x 11'11  
(4.55m x 3.63m)

Electric fire with ornate fireplace surround, dual aspect windows, under stairs storage cupboard, cornice, radiator, centre light with ceiling rose, TV point.

**Cloakroom:**

9' x 4'  
(2.74m x 1.22m)

WC and wash hand basin, tiled floor, part tiled dado, radiator, centre light.

**First Floor:**

**(Via feature exposed wood staircase).**

**Landing:**

16'2 x 2'8  
(4.93m x 0.81m)

Dropdown loft ladder access to loft (loft not boarded).  
Centre light, wired smoke alarm.

**Bedroom 1:**

12' x 12'  
(3.66m x 3.66m)

Radiator, halogen down lighting.  
**En-Suite Shower Room** 8'11 x 2'11 (2.72m x 0.89m) Comprising shower cubicle, WC and pedestal wash hand basin, fully tiled walls, laminate flooring, halogen down lighting, auto vent.

**Shower Room:**

8'10 x 5'6  
(2.69m x 1.68m)

Step in shower cubicle, high flush WC and pedestal wash hand basin. Fully tiled walls, tiled floor, radiator, centre light, auto extractor, chrome towel rail. (*Space for bath if desired*)

**Bedroom 2:**

11'11 x 11'6  
(3.63m x 3.51m)

Radiator, halogen down lighting.

**Bedroom 3:**

11'11 x 8'9  
(3.63m x 2.67m)

Walk in wardrobe, radiator, halogen down lighting, fire escape window, Velux window. **En-Suite Wet Room** 5'4 x 4'3 (1.63m x 1.30m) with WC and wash hash basin, halogen down lighting.

**Bedroom 4:**

12' x 8'10  
(3.66m x 2.69m)

Radiator, centre light.

**Bedroom 5:**  
8'11 x 8'10  
(2.72m x 2.69m)

Radiator, centre light.

**Garage:**  
18'6 x 9'10  
(5.64m x 3m)

New insulated up and over door. **Wall mounted gas central heating boiler providing central heating and hot water.** Electric meter, gas meter and circuit breaker, ceiling double boarded to meet fire regulations, rear personnel door, centre light, plumbed for auto washer,.

**Outside:**

**Front:** Private tarmac forecourt with twin entrances providing ample parking.

**Side:** Adjoining garage, further tarmac parking space and path.

**Rear:** Good sized enclosed rear lawned garden area with timber summer house.







**Services:** Mains water, electricity, gas and drainage connected.

**Tenure:** Freehold with vacant possession upon completion.

**Council Tax Band:** To be assessed.

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

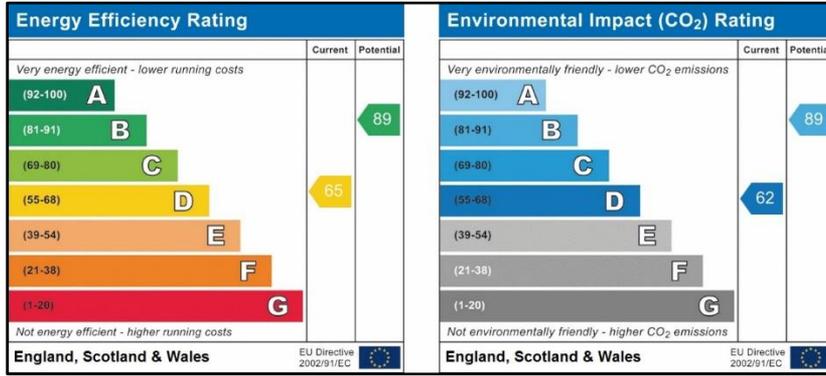
**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham,  
Nr Lancaster, LA2 7HF. Tel: 015242 61444.

**Through whom all offers and negotiations should be conducted.**

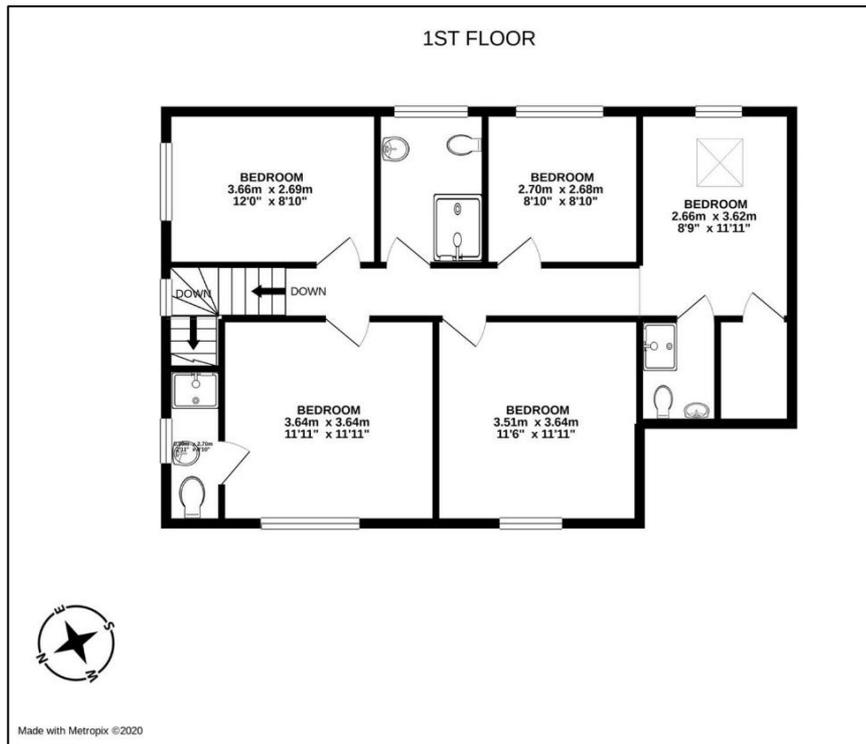
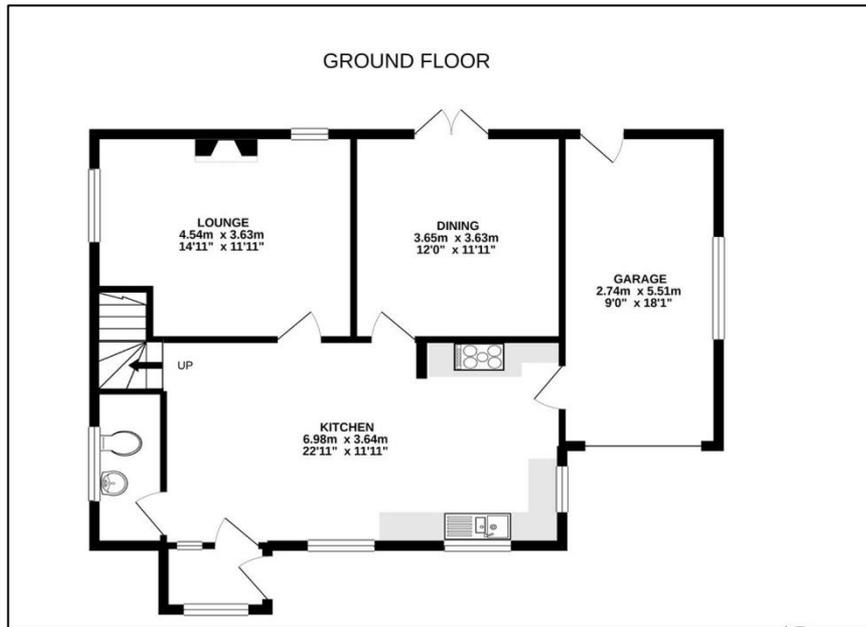
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

**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 Plan



**Copy Title / Boundary Plan**

*Awaiting Plan*

## Location Plan



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