

FOR SALE BY INFORMAL TENDER

150 Croston Road, Farington Moss, Preston, PR26 6PR



- Two storey four bedroomed detached house in need of upgrading
- Large garden plot with development potential – plenty of space to extend or demolish and re-develop
 - Quiet mature suburban location
- Convenient for Central Lancashire employment areas and M6 corridor – access within 1½ miles

SITUATION AND DESCRIPTION

A rare opportunity to purchase a mid-20th Century house with scope to extend and possibly further develop the plot within an attractive and mature south Preston suburb convenient for M6 Motorway access and commuting throughout the North West including Manchester and Liverpool.

DIRECTIONS

To reach the property from the south Preston Motorway Junction 29 (Bamber Bridge) continue westwards along the A6/A582 Farington Road, at the end of the link road turn right at the first

roundabout on to Croston Road, the property will be found on the left hand side just after the offset crossroad with Fowler Lane and Church Lane on the left hand side of the road – Lancashire Ordnance Survey Street Atlas, page 75 Grid Square 7F.

ACCOMMODATION DETAILS

Ground Floor

Porch/Vestibule with quarry tiled floor

Inner hall with parquet wood block floor

Cloakroom/WC	2.1m x 1.7m, 2 piece suite comprising low flush WC and pedestal wash hand basin with a walk in under stairs storage space
Lounge	4.6m x 3.9m plus bay window, gas fire, central heating radiator, TV aerial point
Study	3.5m x 3m, wood block floor, central heating radiator and gas wall heater
Dining Room	4.6m x 3.3m, gas fire within clay tile hearth/surround, wooden mantel shelf over central heating radiator
Kitchen	3.72m x 2.7m, matching range of wall and base cupboard units with worktops, single drainer stainless steel sink/base unit, cooker hood
Utility Room	3.03m x 1.5m, glazed earthenware sink, worktop, floor mounted central heating boiler, wall shelves
Garage	4.8m x 3.03m

First Floor

Bedroom	4.6m x 3.9m
Bedroom	3.5m x 3.02m
Bedroom	4.64m x 3.32m
Bedroom	3.72m x 2.03m
Bathroom/WC	2.3m x 1.7m, 3 piece suite in champagne comprising panelled bath with electric over bath shower fitted, pedestal wash hand basin and low flush WC, tiled walls, central heating towel rail/radiator, ceiling light fitting, electric wall heater

Outside

Particularly large garden plot, drive and forecourt to front

Room Dimensions

The room dimensions quoted are taken to the widest part of each room.

SERVICES

The property is connected to public supplies of gas, electricity and water with drainage to the Local Authority maintained sewer. Gas fired central heating installed throughout much of the accommodation.

TENURE

Assumed freehold and free from Chief Rent.

COUNCIL TAX BAND

The property is in Council Tax Band ' F ' payable 2011/2011 £2,230.30 to South Ribble Borough Council.

PRICE

Offers in excess of £250,000 to be submitted in writing on the attached Form of Offer by 12.00 noon on Friday January 20th 2012.

VIEWING

Solely by appointment with the selling agents.

VACANT POSSESSION ON COMPLETION

Misdescription Act

Your attention is drawn to the following notice.

Lea Hough & Co, for themselves and for the Vendor(s) or Lessor(s) of this property, gives notice that:

1. These particulars, whilst believed to be correct, do not form any part of an offer or contract and are for a guide only.
2. Any intending purchaser must satisfy themselves by inspection or otherwise as to the condition of the premises and no warranty is given by the Vendor(s), their Agents or any person in the Agents employment.
3. Any gas, electrical or other appliances included have not been tested; this includes drains, plumbing and electrical installations. It is recommended that all persons carry out their own investigations prior to contract.

Ref: RBP/mh/V.200-150 Nov 11

FORM OF OFFER
Subject to Contract
150 Croston Road, Farington Moss, Preston PR26 6PR

Offerer:

Name.....

Address.....

.....Post Code

Telephone No..... Mob No.....

Solicitor who will act for Offerer:

Name of Company Contact:

Address.....

.....

Telephone Email:

I/We hereby submit offer(s) to purchase the property as described –
150 Croston Road, Farington Moss, Preston, PR26 6PR in the sum of £.....

(words)

Signed.....Dated.....

PLEASE ALSO PROVIDE THE FOLLOWING INFORMATION –

Is your ability to proceed subject to obtaining a mortgage or bank loan? YES/NO

Is your ability to proceed subject to sale of any property which you own? YES/NO

If yes, is property on the market? YES/NO

If so, at what price? £.....

Is the property – 1. Under Offer? YES/NO

2. Sold, subject to contract YES/NO

Note: This information will be used by the vendors in assessing all offers received, but for no other purpose whatsoever.

Condition

1. The vendors do not bind themselves to accept the highest, or any offer, received.
2. Any escalating of non-fixed sum offers will not be considered.

To be returned to the Selling Agents Lea Hough & Co by 12.00 noon on

Friday, 20th January 2012