



The White Barn 39 Grange Lane, Newton, PR4 3RS Offers in excess of £310,000

** Offered with NO ONWARD CHAIN ** quick buy

In the semi rural village of Newton On scales which is in between Preston & Blackpool lies this superb property which will require updating and is an excellent opportunity for anyone looking to develop further (subject to planning permission). The property which is set on a generous plot and is surrounded by countryside in our opinion represents excellent value for money.

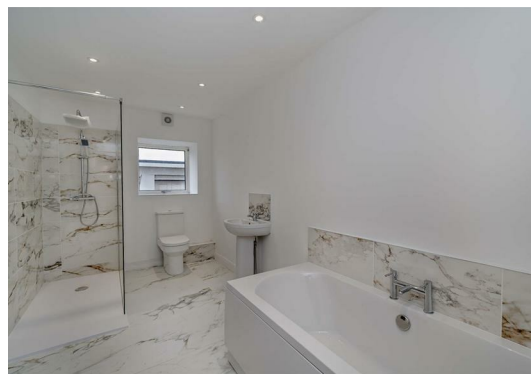
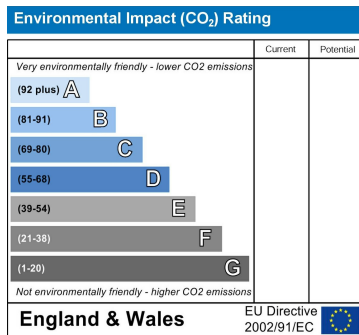
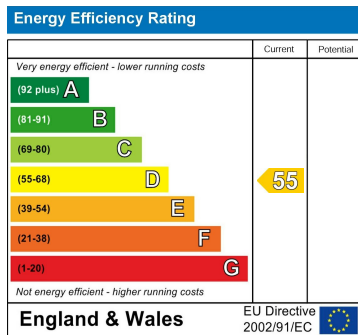
The accommodation on offer briefly consists: entrance into the kitchen/dining room, kitchen, lounge, utility, bedroom three and bathroom. Stairs to first floor then lead to two further bedrooms and a shower room.

The garden and parking is plenty with a garage and space for vehicles. A lawned garden with open aspects.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**



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