



White House

White House, Lea Lane, Lower Bartle, Preston, PR4 0RT



P Wilson & Company
Chartered Surveyors

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For Sale by Private Treaty
Offer In Excess of £500,000

- A property full of character and potential, at Lower Bartle, on the outskirts of Preston
- Three bedrooms and three reception rooms
- Total plot side circa 0.65 ac with large lawned gardens to the front and sides
- Requiring modernisation internally, however the perfect family home

Location in a rural location at Lower Bartle, on the North Western outskirts of Preston. The property is well located in respect of access to the motorway and to major road networks.

Directions

Travelling West on the M55, from the M6, take Junction 2 onto the A582 (Edith Rigby Way). At the third roundabout, take the fourth exit onto Lea Lane. At the end of this short lane (no through road) the property is on the right.



Particulars of sale

Dating back to the 1600's, White House has many stories to tell. This property offers prospective buyers the opportunity to either renovate, in order to create a beautiful family home, or subject to planning permission redevelop the site to create several dwellings within the generous plot.

White House briefly comprises three bedrooms and three reception rooms, and a brick-built outhouse sitting in approximately 0.65 acre.

Ground Floor

Front porch

Door to front porch, wooden windows, to the side and access to hallway.

Hallway

1.65m x 4.1m

Stairs off, beautiful stain glass panel feature wall, with doors to family room, living room and dining room.

Family Room

4.2m x 4.18m

A cozy living space with two windows to the front and side, featuring two radiators and a door to a WC.

Living Room

3.4m x 4.7m

A second living space with windows to the front and side, radiators, fireplace and door leading to kitchen.

Kitchen

5m x 2m

Range of base units with inset sink and drainer, plumbed for washing machine with two windows to side and rear, and door to rear porch.

Dining Room

4.25m x 5.3m

A generously sized dining room with access from the hallway or the kitchen, a large window to the rear and the beautiful stain glass panel feature wall bringing character to the room.

Access via the rear to a store cupboard and separate boiler room.

First Floor

Master Bedroom

4.9m x 5.5m

With built in storage, windows to the front and rear, and radiator.

Bedroom 2

3.6m x 3.9m

The second bedroom has windows to the rear and side, and radiator.

Bedroom 3

3.5m x 2.85m

The third bedroom has one window to the front, fitted wardrobes, and radiator.

Bathroom

3.9m x 1.9m

Three piece suite comprising WC, wash hand basin and bath. Part tiled walls and two windows.

Outside

Vehicular access is provided via a drive way leading to a courtyard to the rear of the property, which provides ample parking and ease of moving cars. Along with a brick outbuilding and two wooden cabins, ideal for storage.

Garden

The lovely lawned garden extends to the front and sides of the house.

Services

The property benefits from mains water and electricity supplies. Foul drainage is to a septic tank.

Tenure

All the property is freehold and is offered with vacant possession upon completion. The registered title number is LA869048.

Method of Sale

White House is offered for sale by private treaty.

Enquiries/Viewings

Viewings are strictly by appointment. Enquiries should be addressed to leah.halik@pwcsurveyors.co.uk
Tel: 01772 882277

Health and Safety

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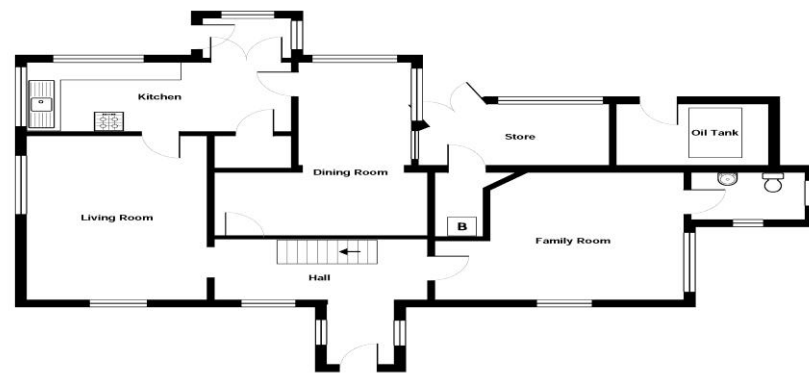


Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.



