



Westleigh Mews, Lea Road, Lea, Preston, PR4 0RW

Asking Price £400,000







## Westleigh Mews, Lea Road, Lea, Preston, PR4 0RW



2 Bedrooms



2 Bathrooms



0 Acres

- 
- Two bedroom barn conversion bungalow
  - Requires full modernisation
  - Two double bedrooms with fitted wardrobes
  - Principal bedroom with ensuite shower room
  - Large living room plus separate sitting room
  - Kitchen with fitted appliances and utility room
  - Two attached garages, attached store and detached garage
  - Ample courtyard parking



Set within a small and characterful courtyard development, this two bedroom barn conversion bungalow offers an excellent opportunity for a purchaser looking to modernise and add value. The property requires modernisation throughout and would benefit from a full programme of updating, however it provides generous internal space, a practical layout and a solid base for refurbishment.

The accommodation includes a good size kitchen fitted with a range of wall and floor mounted units and integrated appliances, a sitting room and a notably large living room offering flexible reception space. There are two double bedrooms, both with fitted wardrobes, with the principal bedroom enjoying the benefit of an en suite shower room, complemented by a separate family bathroom. A utility room adds further practicality to the layout.





Externally, the property is particularly well served by storage and parking, with two attached single garages, an attached store room and a further detached garage. There is ample parking available within the courtyard, making this an ideal option for those requiring garaging, workspace or additional storage alongside their home.

The property is located in the semi-rural area of Lea, on the western edge of Preston, offering a balance of countryside surroundings and everyday convenience. Local amenities, schools and road links are all within easy reach, with Preston city centre, the Fylde Coast and wider motorway network readily accessible.



## General Remarks

**Services:** The property has the benefit of mains water, mains sewerage and mains electricity. Heating is by way of an oil central heating system and woodburner.

**Parking allocated and number of spaces :** Two garages, private courtyard and driveway.

**Construction Type :** Brick

**Building Safety :** N/A

**Restrictive Covenants :** N/A

**Listed building :** The property is not listed.

**Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** N/A

**Footpaths / Bridleways :** N/A

**Flooding :** The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

**Unimplemented Planning Consents :** None known.

**Planning Consents affecting the property :** The vendor has advised there is a possibility of applying for planning permission on adjacent land. This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

**Disclosure :** The detached garage will be included within the sale, this was built many years ago and is utilised with this property. It is positioned on unregistered land. The vendors solicitor has advised that an indemnity insurance policy should suffice for a buyer.

**Accessibility adaption information :** N/A

**Coal field / mining area :** N/A Information obtained from the Local Authority and British Geological Survey

**Mortgage ability :** we understand that as far as we are aware it is possible to secure a mortgage against this property.

## Communications :

Broadband: Openreach available in the area

Mobile signal: EE, Vodafone, Three, O2 available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

**Buyers information:** Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

**Please note:** Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Title & Tenure:** The property is offered for sale Freehold with vacant possession upon completion.

**Local Authority:** Preston City Council **Council Tax:** Band E

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**What3words Location :** [///settle.manual.lance](https://www.what3words.com/#!/en/settle.manual.lance)

**Money Laundering Regulations Compliance:** please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

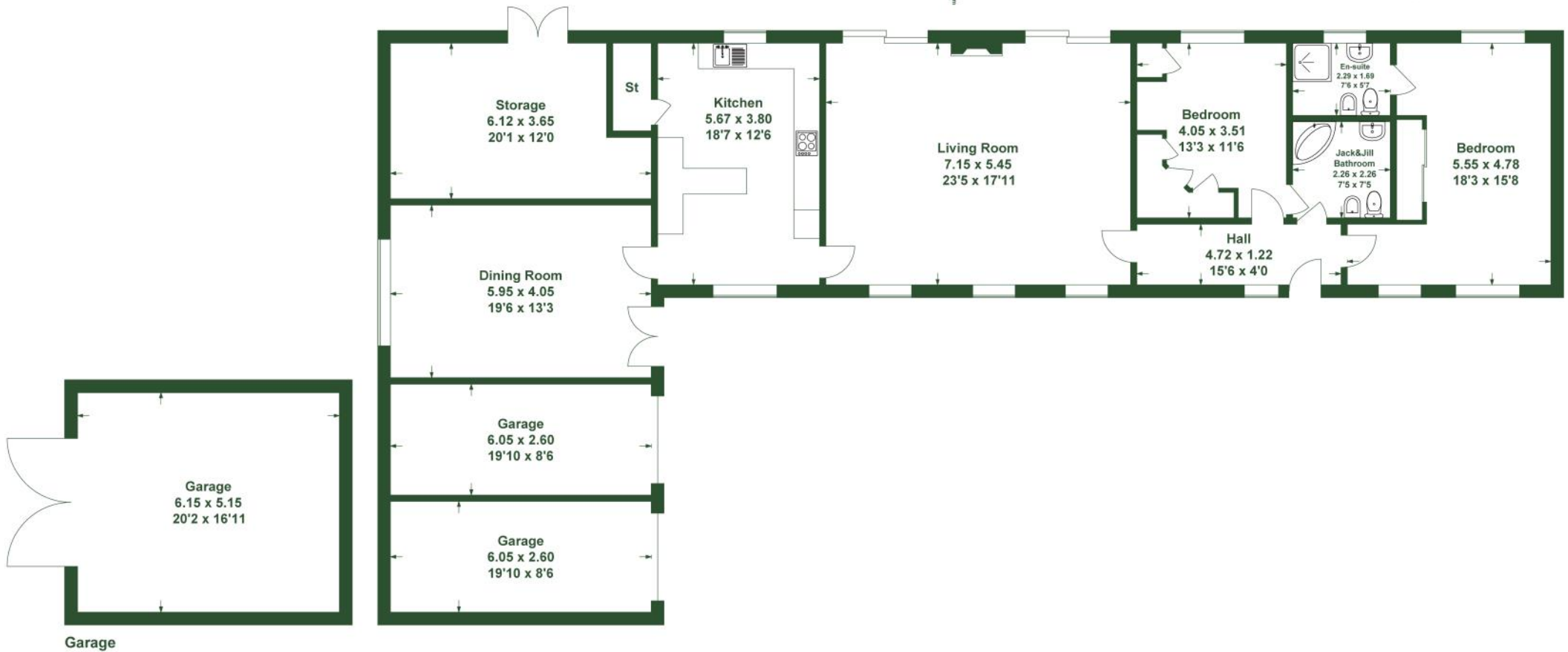
**SUBJECT TO CONTRACT**



Approximate Gross Internal Area : 167.79 sq m / 1806 sq ft  
 Garage : 64.41 sq m / 693 sq ft  
 Total : 232.20 sq m / 2499 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



**Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:**

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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