

POULTON-LE-FYLDE



**PARTICULARS FOR THE SALE BY AUCTION
AT A DATE AND TIME TO BE ANNOUNCED OF THE TRADITIONAL
FARMHOUSE AND BARNS KNOWN AS**

**GASKELLS FARM
STAYNALL LANE
STAYNALL
HAMBLETON
POULTON-LE-FYLE. FY6 9DT**

SITUATION

Gaskells Farmhouse is situated in the village of Staynall, near Poulton le Fylde.

DESCRIPTION

The property is edged red on the attached plan with the farmhouse being brick built under a slate roof and is in need of substantial renovation.

The accommodation includes:-

Sitting Room

Living Room

Kitchen

Utility Room with downstairs W.C.

Larder

First Floor

4 Bedrooms

Bathroom

Outside

Garden which is now overgrown and adjoining orchard

Lean to Garage

Parking

Two attached brick built barns



Services

Mains water, electricity and private drainage are in the vicinity.

Council Tax

The property is in Band C for Council Tax purposes

TENURE

The property is freehold and vacant possession will be given on completion.

ANTI-MONEY LAUNDERING REGULATION 2017

Due to new legislation brought into effect on 26th June 2017, we are obliged to undertake a check on any person intending to make an offer and prospective purchasers prior to any offer being accepted. Any prospective purchaser should therefore provide us with photographic identification (passport or driving license) and proof of address (utility or Council Tax bill) at our office when making an offer.

VIEWING

By appointment with the Agents.

MISDESCRIPTIONS ACT

Every care has been taken in preparing these sales particulars but if there is any point on which you would like further information, please contact us. The person dealing with the property will be pleased to check or supply you with further details which may be important to you, particularly if you are travelling some distance to view.

Energy rating and score

This property's energy rating is G. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	13 G	

The graph shows this property's current and potential energy rating.

These particulars are issued on the clear understanding that negotiations for the purchase of the property are conducted through NWA Property. The information supplied in the particulars is believed to be correct but accuracy cannot be guaranteed and all properties are offered Subject to Contract and on being available on receipt of reply.

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