



**31 PILLING LANE,
PREESALL,
FY6 0EX**

£225,000



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butson.co.uk

GREAT OPPORTUNITY AND FURTHER POTENTIAL

Situated in a prominent and popular residential position this detached bungalow offers generous living accommodation with well-proportioned rooms and good size gardens. The property briefly comprises; two good sized bedrooms, large L shaped reception room, kitchen, dining room and conservatory. Shower room and w.c. Gas central heating.

Viewing comes highly recommended and No Chain.



LOCATION: Occupying a most convenient and sought after residential location in Preesall (Sat Nav FY6 0EX), just off Sandy Lane and Lancaster Road. Local amenities include convenience stores, cafes, library and medical centre. Nearby transport routes provide access to Knott End, Lancaster, Poulton and surrounding towns.

STYLE: Detached, true bungalow.

CONDITION: The property has been well maintained over the years and now requires general updating.

ACCOMMODATION: Covered entrance, hallway, useful storage cupboards, large L shaped lounge with sliding doors leading to the conservatory. Modern white kitchen with a range of wall and base units, complementary worktops, tiled splashbacks and plumbed for a washing machine, dining room. 4 piece white shower room, separate w.c. Two double bedrooms. **OUTSIDE:** The front of the property is laid to lawn with a border of established shrubs. A private driveway with parking for several vehicles, single garage with power and light, and a covered car port. To the rear of the property there is a large west facing garden with lawn, patio and a selection of trees and shrubs

SERVICES: All mains services are connected, gas central heating.

COUNCIL TAX: The property is listed as Council Tax Band D (Wyre Borough Council).

TENURE: We are advised the tenure of the property is freehold.

VIEWING: By appointment through the agents office.