



Lancaster Road, Pilling, Preston

“Offers in excess of” £395,000

A large 4 bedroomed house dating from the late 1970's occupying a wide, deep plot on the edge of the village with open outlooks to both front and rear. Lancaster Rd (A588) is a main road linking Lancaster and the Fylde coast communities (North Blackpool and Fleetwood.)

In terms of condition and presentation the house has reasonably up to date bathroom and kitchen fittings, PVC windows and gas central heating.

The property provides 3 reception rooms, a porch, cloakroom/WC, kitchen, a utility and has 4 good sized fully fitted bedrooms and a single family bathroom/WC. There is a tandem double garage and particularly long rear garden with distant views to the Bowland Fells. To the front of the property there is ample car parking space and an area of hardstanding for boat or caravan. Viewing is essential to fully appreciate.



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ACCOMMODATION

ENTRANCE PORCH

Tiled floor

2 PIECE CLOACKROOM

Half tiled, wash basin, WC, PVC double glazed window, radiator

ENTRANCE HALL

Radiator, cupboard downstairs

LOUNGE

15' 11" x 11' 11" (4.85m x 3.63m) Gas fire with fireplace, 3 PVC double glazed windows, double panelled radiator

STUDY

11' 10" x 10' 11" (3.61m x 3.33m) Radiator, PVC double glazed window

DINING ROOM

12' 10" x 10' 11" (3.91m x 3.33m) Radiator, PVC double glazed window

FITTED DINING KITCHEN

15' 2" x 11' 10" (4.62m x 3.61m) Wall and floor units including drawers, built in double oven, hob, extractor, stainless steel twin bowl sink unit, dishwasher, PVC double glazed window, double radiator, beamed ceiling

UTILITY ROOM

6' 6" x 5' 1" (1.98m x 1.55m) Stainless steel single drainer sink unit, plumbed for washer, PVC double glazed window, radiator

FIRST FLOOR LANDING

PVC double glazed window, radiator

BEDROOM ONE

11' 11" x 13' 11" (3.63m x 4.24m) Plus fitted wardrobes, matching drawers, vanity wash basin, PVC double glazed window

BEDROOM TWO

12' 10" x 10' 11" (3.91m x 3.33m) Radiator, PVC double glazed window

BEDROOM THREE

11' 10" x 10' 11" (3.61m x 3.33m) Radiator, PVC double glazed window

BEDROOM FOUR

9' 7" x 8' 10" (2.92m x 2.69m) Radiator, built in wardrobe



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	58d

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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THREE PIECE BATHROOM

Panelled bath with shower and screen, wash basin, WC, fully tiled walls, radiator, towel rail

OUTSIDE

Long rear garden, driveway and double tandem garage, parking for several cars

SPECIAL CONDITIONS

The property is being sold by the Church of England and in accordance with their protocols the buyer will be expected to enter into a covenant to delete any reference to Vicarage, Rectory or similar word in the address of the Property after purchase.

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Proctors Darwen

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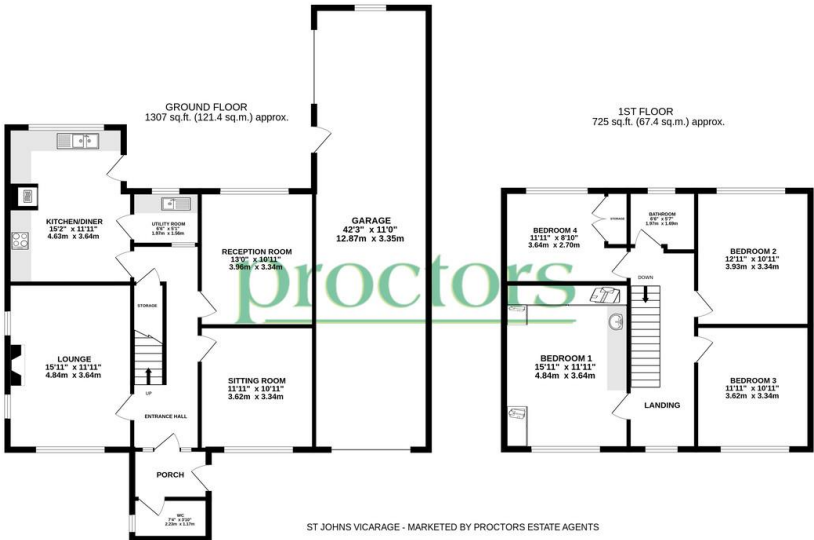
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ST JOHN'S VICARAGE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 2032 sq.ft. (188.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropex (2002)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		