

Road Map



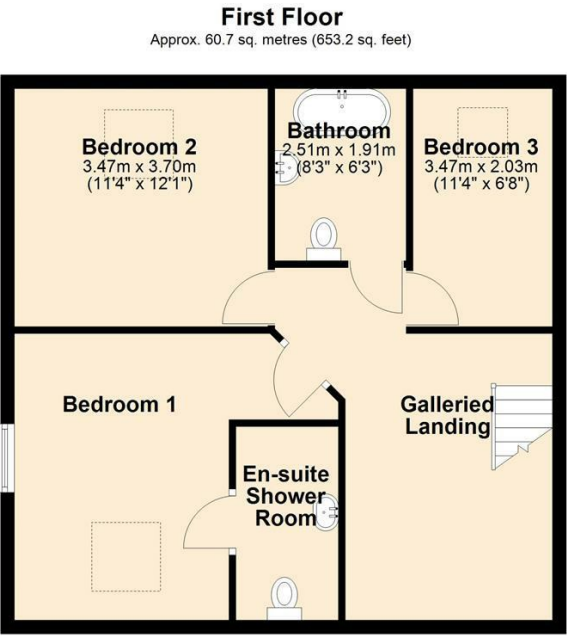
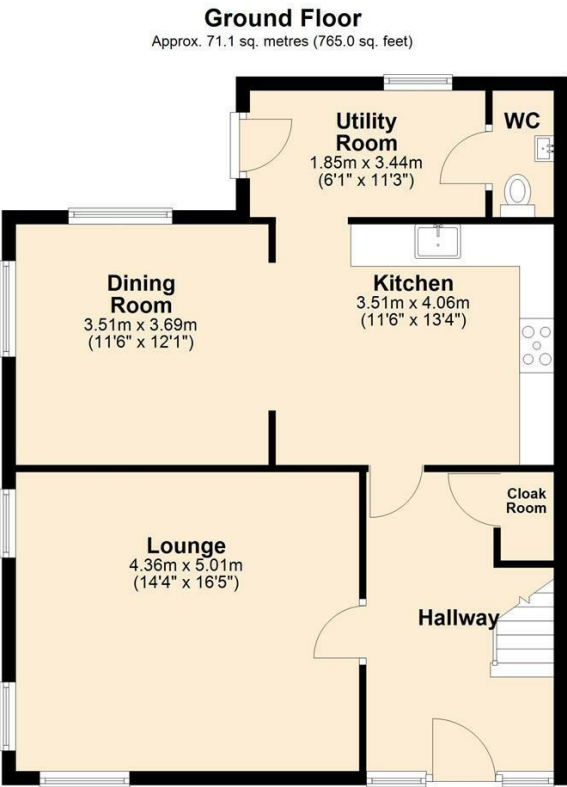
Hybrid Map



Terrain Map



Floor Plan



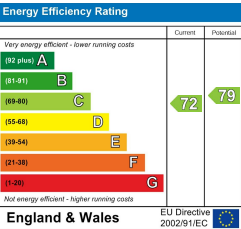
257b Pilling Lane
Preesall, Poulton-Le-Fylde, FY6 0HH

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Offers In The Region Of £475,000 3 2 2



257b Pilling Lane

Preesall, Poulton-Le-Fylde, FY6 0HH

Offers In The Region Of £475,000



Entrance Hallway

Solid wood door with floor to ceiling window surround to front elevation. Stairs to side with glass balustrade and open galleried landing above. Access to ground floor rooms. Wood effect flooring, LED spotlights and radiator. Understairs cloak room.

Lounge

16'5" x 14'3"

UPVC double glazed windows to front and side. Back lit media wall incorporating Smart TV and sound bar. Cast iron multi fuel stove housed on stone hearth. Carpet, LED spotlights and vertical radiator.

Kitchen

13'3" x 11'6"

Stunning fitted kitchen in white with grey quartz worktops above. Central kitchen island. Sunken 1.5 sink with Quooker instant hot water mixer tap above and built in waste disposal. Space for American fridge/freezer. Corner larder cupboard. Bertazzoni Master Series triple electric oven with six gas burner. Integrated dishwasher. Wood effect flooring, LED spotlights and vertical radiator.

Dining Room

12'1" x 11'6"

UPVC double glazed window to side and rear. Open access from Kitchen. Wood effect flooring, LED spotlights and radiator.

Utility Room

11'3" x 6'0"

Open access front Kitchen. Double glazed window and Velux skylight to rear. Door to side providing access to rear garden. Base units with quartz worktop above. Sunken sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. Fitted seated with storage.

Ground Floor WC

6'0" x 2'11"

Tiled wall and floor. Low flush WC and wall mounted wash hand basin.

Galleried Landing

Open landing with glass balustrade and access to all first floor rooms. Feature encapsulated stained glass panel. Carpet and ceiling light.

Bedroom One

13'8" x 12'2"

UPVC double glazed window to side and Velux skylight to front. Floor to ceiling fitted wardrobes. Carpet, ceiling light and radiator. Access to En Suite Shower Room

En Suite Shower Room

9'6" x 5'2"

Velux skylight to front. Walk in shower room with tiled floor and contrasting tiled walls. Low flush WC, vanity wash hand basin and chrome ladder style towel heater.

Bedroom Two

12'1" x 11'4"

Velux skylight to rear. Internal encapsulated stained glass window. Carpet, ceiling light and radiator.

Bedroom Three

11'4" x 6'7"

Velux skylight to rear. Internal encapsulated stained glass window. Carpet, ceiling light and radiator.

Bathroom

8'2" x 6'3"

Velux skylight to rear. Three piece bathroom suite comprising; freestanding claw footed, roll top bath tub, pedestal wash hand basin and low flush WC. Wood effect tiled floor, ceiling light and radiator.

Front Exterior

Gravelled front driveway providing off road parking for numerous vehicles.

Double side gate leading rear garden and detached double garage.

Rear Exterior

Segmented gravelled gardens with a variety of freestanding external outbuildings - listed separately. External tap.

Brick built coy carp pond.

3 x Freestanding stables.

Open aspect views over horse paddock to rear.

Detached Double Garage

Up and over garage door to front. Tiled floor. Storage space to pitched roof. Internal and external electric. External water tap. Paved patio area to rear.

Timber Garden Office

Timber construction outhouse with covered front porch. Power, lighting and heating. External water tap. Hard wired internet. Ideal as home office.

Further Information

Tenure - Freehold

Council Tax Band - E - Wyre Borough Council

EPC Rating C

Mains Drainage

Gas Central Heating

agents disclaimer

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