



## 25 Maplewood Avenue, Preesall, FY6 0PU

We welcome to the market a beautifully presented three double bedroom semi detached dormer bungalow in a desirable, quiet residential location. This ready to walk in property is situated in the rural village of Preesall walking distance to local amenities. Briefly comprising welcoming entrance hall, lounge, open plan kitchen / dining room. Fantastic garden room with french doors onto the rear garden, bathroom, utility room and internal garage to the ground floor. On the first floor we have three double bedrooms one of which has a en suite. Externally we have a concrete driveway with parking for multiple vehicles and a peaceful rear garden.

**Price £210,000**

# 25 Maplewood Avenue

, Preesall, FY6 0PU



- Generously proportioned three bedroom semi detached dormer bungalow
- Garage & parking for multiple vehicles
- Stylish open plan kitchen & utility room
- Bathroom & en suite
- Peaceful residential location
- Garden room with skylight

## External

### Entrance Hall

15'8" x 4'7" (4.78 x 1.40 )

Welcoming entrance hall, stairs leading to the first floor, laminate flooring, understairs storage, radiator.

### Lounge

17'2" x 11'8" (5.24 x 3.58 )

Cosy lounge with a large UPVc double glazed floor to ceiling bay window to the front aspect with blinds, carpeted, radiator.

### Kitchen / diner

20'6" x 11'5" (6.26 x 3.48 )

Stylish open plan kitchen / diner. Four ringed BOSCH gas hob with extractor. Elegant fitted wall and base units with worktops throughout, built in oven, microwave. Integrated dishwasher, fridge & freezer. One & half sink bowl. Arch leading into the dining area. Two radiators, laminate flooring , arch leading into the rear facing garden.

### Garden room

9'3" x 8'0" (2.84 x 2.46 )

Lovely sunny rear facing garden room with skylight and french doors onto the rear garden, laminate flooring & radiator.

### Utility room

9'6" x 8'0" (2.92 x 2.46 )

Great space just off the kitchen, plumbed for washer and dryer, fitted units, drawers and worktops. UPVc double glazed window, Lino style flooring. Door leading into the garage and UPVc double glazed door leading to the rear garden.

### Bathroom

6'8" x 5'3" (2.04 x 1.62 )

Modern bathroom, fully tiled walls and flooring. Obscure UPVc double glazed window, Wc. Bath with shower over, fitted mirrored cabinet, shelving. Chrome heated towel rail. Wash hand basin, spotlights.

### Landing

Carpeted, storage cupboard.

### Bedroom one

11'10" x 8'3" (3.61 x 2.54 )

Good sized bedroom, UPVc double glazed window to the front aspect, carpeted & radiator. Sliding door into the en suite.

### En suite

Walk in shower cubicle, radiator. Laminate flooring, wash hand basin with storage cupboard.

Fully tiled walls, extractor fan. Obscure UPVc double glazed window. Fitted mirror & shelving.

### Bedroom two

11'6" x 9'10" (3.51 x 3.02 )

Bright and spacious bedroom with fitted wardrobes and drawers , UPVc double glazed window to the rear aspect, radiator, carpeted.

### Bedroom three

11'6" x 8'5" (3.51 x 2.59)

Another double bedroom, UPVc double glazed window, carpeted & radiator.

### Garage

27'7" x 9'6" (8.42 x 2.92 )

Generously sized garage accessible via up and over door from the driveway, doorways to utility room and rear garden, power & lighting, storage cupboards, shelving.

### Rear garden

Paved and lawned rear garden, access to the garage and shed.



## Directions



# Floor Plan

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