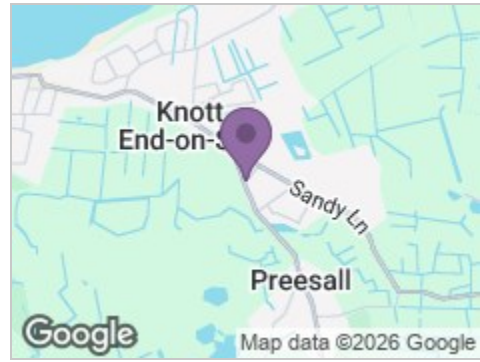


Road Map



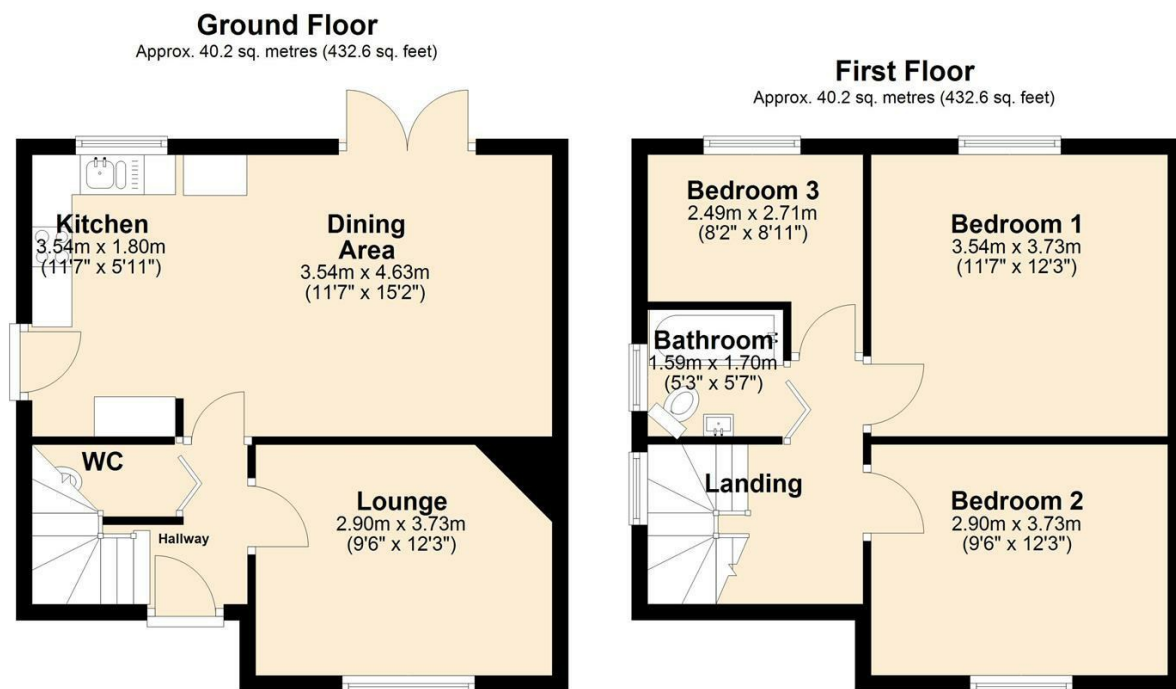
Hybrid Map



Terrain Map



Floor Plan



47 Park Lane

Preesall, Poulton-Le-Fylde, FY6 0LY

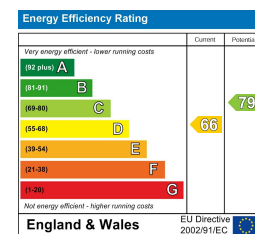
Offers In The Region Of £164,950

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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# 47 Park Lane

Preesall, Poulton-Le-Fylde, FY6 0LY

## Offers In The Region Of £164,950



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### Introduction

This stylish three bedroom semi-detached property features a large open plan modern kitchen/ dining family room with patio doors leading out to the rear enclosed garden, lounge and ground floor WC. To the first floor there are three good size bedrooms comprising of two doubles and a generous single and a stylish bathroom suite.

Located on Park Lane Preesall ideally positioned close to local shops, amenities and bus routes.

Externally the property features a good size rear garden with patio and lawn and off-street parking to the front.

### Hallway

Access via front door, staircase to the first floor, radiator and vinyl flooring

### Ground Floor WC

Low flush WC with Sink above

### Lounge

11'0" x 9'6"  
UPVC double glazed window to front aspect and electric fire. Carpet.

### Open Kitchen/Dining Room

21'5" x 11'7"  
UPVC DG window and patio doors to rear aspect and door to side aspect. Modern range of wall and base units with complementary work surfaces, gas hob, electric oven with extractor fan over, stainless steel sink with drainer unit, integrated fridge freezer, dishwasher, cupboard housing the boiler unit, tiled splash back, radiator. Under stair storage providing plumbed for washing machine

### Stairs & landing

UPVC double glazed window to landing side aspect carpet flooring to stairs and landing

### Bedroom One

12'2" x 11'7"  
UPVC double glazed window to the rear aspect, carpet, tv point and radiator.

### Bedroom Two

12'2" x 9'6"  
UPVC double glazed window to the front aspect, carpet, tv point and radiator.

### Bedroom Three

8'10" x 8'2"  
UPVC double glazed window to the rear aspect, carpet, tv point and radiator.

### Bathroom

5'6" x 5'2"  
UPVC double glazed opaque window to the side aspect, newly fitted three piece suite comprising of bath with shower over, pedestal wash hand basin and low flush wc, towel radiator and loft hatch, vinyl flooring.

### Externally

Ample driveway parking to front and side providing off road parking for numerous vehicles.  
Spacious rear enclosed garden with patio and lawn  
Good size shed with power.

### Additional Information

Tenure - Freehold  
EPC Rating - D  
Council Tax Band - B - Wyre Borough Council

### Agent's Disclaimer

