



**12 SUNNYSIDE TERRACE,
PREESALL,
LANCASHIRE,
FY6 0NT**

£89,950



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MID TERRACED HOME OFFERING EXCELLENT POTENTIAL FOR BOTH FIRST TIME BUYERS AND BUY TO LET INVESTORS WITH NO ONGOING CHAIN.

IDEALLY LOCATED IN A SEMI-RURAL POSITION IN PREESALL CLOSE TO LOCAL AMENITIES, GOOD SCHOOLS AND CONVENIENT PUBLIC TRANSPORT LINKS, PROVIDING EASY ACCESS TO LANCASTER, POULTON LE FYLDE AND GARSTANG. THIS PROPERTY BRIEFLY COMPRISES; LOUNGE WITH A TRADITIONAL FIREPLACE AND WOOD BURNING STOVE, SEPARATE KITCHEN COMPLETE WITH AN UNDERSTAIRS PANTRY, AND AMPLE SCOPE FOR EXTENSION. TWO DOUBLE BEDROOMS ACCOMPANIED BY A THREE-PIECE FAMILY BATHROOM. THE LANDING AREA LEADS TO A SECOND-FLOOR STAIRCASE, OFFERING THE POSSIBILITY TO CONVERT INTO A THIRD BEDROOM (SUBJECT TO PLANNING PERMISSION), COMPLETE WITH A VELUX WINDOW AND USEFUL EAVES STORAGE.



LOCATION: Occupying a convenient residential location in Preesall (Sat Nav FY6 ONT) Nearby transport routes provide access to Knott End, Lancaster, Poulton and surrounding towns.

ACCOMMODATION: Ground floor features a spacious through lounge, leading to a kitchen ready for updating or potential to extend, pantry/ under stair storage. First floor: landing area equipped with stairs to the second floor, two double bedrooms and a family bathroom. Loft room which could lend itself for further scope.

OUTSIDE: The front provides a small garden behind a low-level wall. Rear enclosed patio yard.

SERVICES: All mains services are connected, UPVC double glazing

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

COUNCIL TAX: The property is listed as council tax band B (Wyre Borough Council)

EPC RATING: To follow

VIEWINGS: By telephone appointment through the agents office.