Road Map



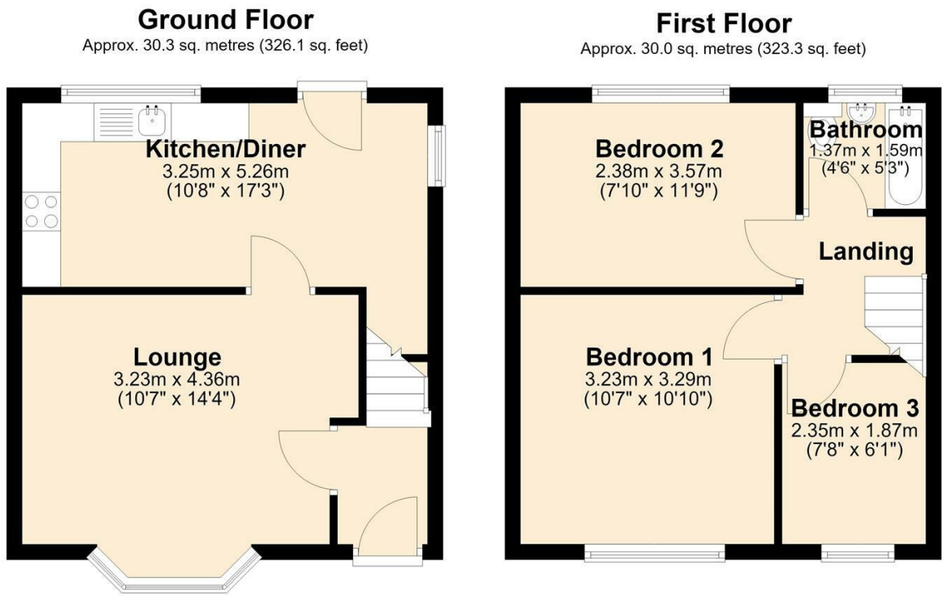
Hybrid Map



Terrain Map



Floor Plan

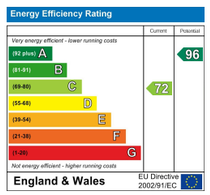


Viewings

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



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68 Pilling Lane

Preesall, Poulton-Le-Fylde, FY6 0HB

Offers In The Region Of £250,000 — 3 — 1 — 1 — C





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Offers In The Region Of £250,000





Introduction
Beautifully presented three-bedroom quasi-semi-detached home, situated in the idyllic village of Preesall, offering a peaceful rural setting while remaining within easy reach of local amenities and everyday conveniences.

This lovely home is complemented by a beautifully maintained front garden and convenient off-road parking. To the rear, the property boasts an extensive, private garden that is not overlooked, providing a wonderful outdoor space for relaxing and entertaining. The garden features a mix of established planting, lawn and paved areas, creating a versatile setting for enjoying summer evenings with family and friends.

Ideally suited to first-time buyers, couples or a small family, this charming property offers the perfect opportunity for those looking to enjoy a quieter pace of life within a welcoming village environment.

A peaceful home in a sought-after rural setting — viewing is highly recommended to fully appreciate what this property has to offer.

Hallway
Door to front providing access into property from front driveway. Stairs leading to first floor landing. Access through to Lounge.

Lounge
14'3" x 10'7"
Double glazed bay window to front. Cast iron log burner housed within chimney breast. Wood effect laminate flooring, ceiling light and radiator. Access through to Kitchen/Diner.

Kitchen/Diner
17'3" x 10'7"
Double glazed window to side and rear. Range of wall and base units with complimentary worktops above. Cupboard housing combi boiler. Four ring gas hob and electric oven beneath. Composite sink unit with drainer and mixer tap above. Plumbed for washing machine. Tiled floor, ceiling lights and radiator.

First Floor Landing
Access to all first floor rooms. Carpet and ceiling light.

Bedroom One
10'9" x 10'7"
Double glazed window to front. Treated wooden floor. Loft access, ceiling light and radaitor.

Bedroom Two
11'8" x 7'9"
Double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Three
7'8" x 6'1"
Double glazed window to front. Carpet, ceiling light and radiator.

Bathroom
5'2" x 4'5"
Double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with shower above, pedestal wash hand basin and low flush WC. Wood effect flooring, ceiling light and radiator.

Front Exterior
Paved driveway to side providing off road parking and access to garage.
Lawned front garden with established hedge boundaries and paved pathway.

Rear Extrior
Concrete patio with right of access for left hand side neighbor.
Large lawned garden with graveled central pathway and paved seating area at the top of the garden.

Further Information
Tenure - Freehold
EPC Rating C
Council Tax Band - C - Wyre Borough Council

Garage
Twin garage with up and over door to front and door to side.
Power and lighting

