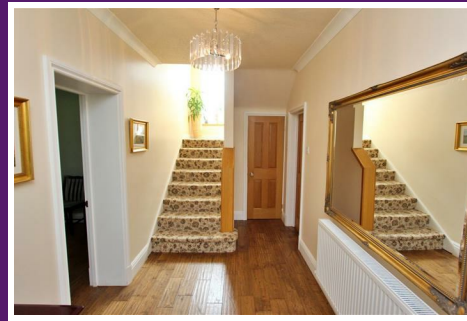


Seria Little Tongues Lane

Preesall, Poulton-Le-Fylde, FY6 0PD

Offers In The Region Of £525,000



Entrance Hall

Spacious entrance hallway featuring solid oak flooring & composite external door. Doorways to kitchen and dining room with stairway to first floor and under stairs storage.

Dining Room

17'7" x 10'6"

UPVC double glazed bay window to front. Feature fireplace. Solid oak flooring, ceiling lights and radiator.

Internal Hallway

UPVC door to rear providing access to rear garden. Access to further rooms. Solid oak floor, ceiling light and radiator.

Ground Floor WC

6'4" x 2'9"

UPVC double glazed window with opaque glass to rear. Low flush WC and pedestal wash hand basin. Solid oak flooring, radiator and ceiling light.

Hallway/Office

11'3" x 10'5"

UPVC double glazed window to rear. Home office space featuring solid oak flooring and window to rear aspect. Doorways to three reception rooms.

Sitting Room

13'11" x 10'11"

UPVC double glazed bay window to front. Versatile room, currently utilised as reception room but equally suited as fourth double bedroom. Feature fireplace. Solid oak flooring, ceiling light and radiator.

Lounge

23'3" x 11'3"

UPVC double glazed bay window to front. Spacious double aspect reception room. Feature fireplace. Sliding doors to conservatory.

Conservatory

14'4" x 9'6"

South West facing double-glazed sun lounge featuring tiled flooring and double doors to rear garden.

Kitchen/Breakfast Room

21'5" x 13'5" (at widest points)

Double glazed window to rear. Stylish country style kitchen comprising range of wall mounted and base units with complimentary work surfaces. Featuring integral double oven and separate five burner gas hob with extraction above. Integral dishwasher. Porcelain sink with drainer with mixer tap. Access through to Utility Room. Spot lights and modern hanging lights above breakfast bar. Open access to Snug.

Snug

12'6" x 10'3"

UPVC double glazed windows to front and side. Oak flooring and log burning stove. Open to kitchen/breakfast room.

Utility Room

8'0" x 6'6"

Comprising range of base units with wooden work surfaces & Belfast sink with mixer tap. Plumbed for washing machine. Door leading to rear garden.

Bedroom One

24'10" x 15'11"

UPVC double glazed windows to front and rear. Floor to ceiling fitted wardrobe with sliding glass doors. Access to En-Suite. Carpet, ceiling lights and radiator.

Bedroom One En-Suite

10'0" x 9'1"

UPVC double glazed window to front. Four piece bathroom suite comprising double shower, free standing claw footed bath, pedestal wash basin and low flush WC. Oak flooring, towel heater and ceiling lights.

Bedroom Two

17'10" x 9'3"

UPVC double glazed windows to front. Fitted wardrobe with sliding glass doors. Access to En-Suite. Carpet, ceiling lights and radiator.

Bedroom Two En-Suite

6'9" x 5'11"

UPVC double glazed windows to front. Access to En-Suite. Carpet, ceiling lights and radiator. Eaves storage.

Bedroom Three

11'9" x 9'3"

Double bedroom featuring built in wardrobe, double-glazed window to side aspect & en-suite shower room.

Bedroom Three En-Suite

8'7" x 7'3"

UPVC double glazed window to side. Three piece bathroom suite comprising: double shower, pedestal wash basin and low flush WC. Oak flooring, towel heater and ceiling lights.

Bathroom

6'6" x 5'8"

UPVC double glazed window to rear. Three piece bathroom suite comprising: bath with shower above, pedestal wash basin and low flush WC. Oak flooring, towel heater and ceiling lights.

Rear Garden & Bar

Immaculately maintained private gardens surround with large laid lawn and established planted borders, fenced to boundary. Garden storage unit, loose gravel patio and fantastic bar area. A superb socialising space.

Front Exterior

Immaculately maintained gardens surround with low fence to boundary. Block paved driveway with off road parking for multiple vehicles.

Garage

Generously proportioned stand alone double garage, accessed via powered up and over door with doorway to rear garden. Featuring power, lighting and water supply.

Further Information

Tenure - Freehold

Council Tax Band - F - Wyre Borough Council

EPC Rating D

Septic Tank Drainage

agents disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

