



**Park Lane
Preesall
Poulton-le-Fylde
Lancashire
FY6 0LT**

Offers in Excess of £111,000

bettermove

Park Lane

Poulton-le-Fylde

Bettermove are proud to present this 2 bedroom terraced house in Preesall available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway to the front of the property. The council tax band is B.

The interior of this deceptively spacious property comprises two reception rooms and fitted kitchen on the ground floor with ample storage space. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Preesall, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M6, the A585 and many local buses.

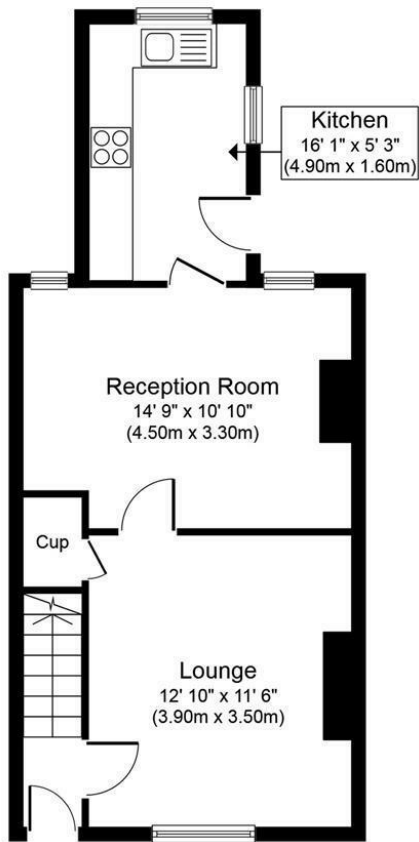
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

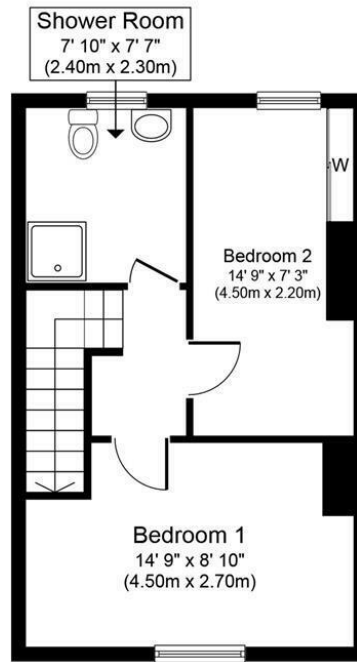
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor
Approximate Floor Area
443 sq. ft.
(41.1 sq. m.)



First Floor
Approximate Floor Area
358 sq. ft.
(33.3 sq. m.)

Park Lane, Preesall, Poulton-le-fylde, FY6

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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