



Lancaster Road
Preesall
Poulton-le-Fylde
Lancashire
FY6 0ER

Offers in Excess of £258,000

bettermove

Lancaster Road

Poulton-le-Fylde

Bettermove are proud to present this 4 bedroom semi-detached in Preesall available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the large driveway. The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen with dining area, downstairs toilet, utility room and one bedroom on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months. Located at the bottom of the garden is a detached annex that has been fully insulated UPVC double door to front aspect, two window to front aspect with power and lights.

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 and many local buses.

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

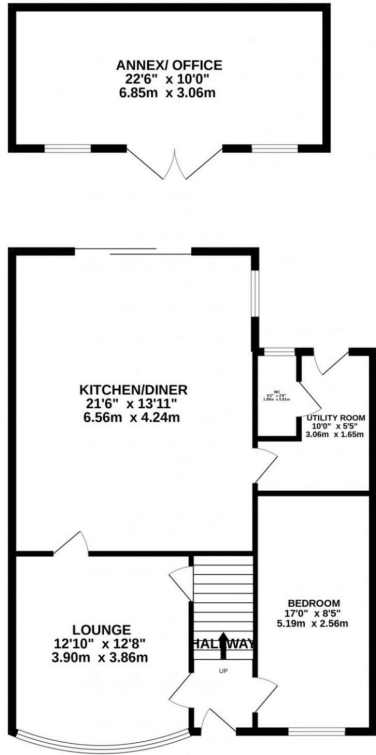
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.

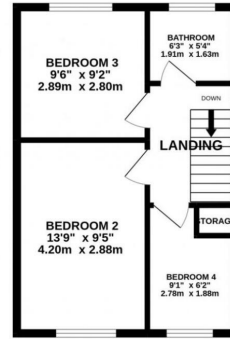
The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
1068 sq.ft. (99.3 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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