



HARRIS & CO
ESTATE AGENTS

3 bed bungalow to buy in FY6

Pilling Lane, Preesall, Poulton-le-Fylde,
Lancashire, FY6 0HG

£145,000 Starting Bid

 x 3  x 1  x 1

Tenure

Freehold

Garage parking

Property features

- ✓ Sold by Secure Sale
- ✓ Three Bedrooms
- ✓ Dormer Bungalow
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **None**
- ✓ Mobile signal: **Good**

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

**** DECEPTIVE DORMER BUNGALOW WITH GENEROUSLY SIZED REAR GARDEN/PARCEL OF LAND & GARAGE ****

Welcome to Dovedale, positioned on the Beautiful and Sought after Tree Lined Pilling Lane, this Deceptive Dormer Bungalow is ideally Located for Easy Access to the Local Seafront as well as Local Shops, Public Transport and other Local Amenities!

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000

This Substantial Property briefly comprises of an Entrance Hallway, Spacious Lounge measuring over 27' in length leading to Conservatory, Fitted Kitchen, 3 Piece Shower Room and GF Bedroom.

The first floor comprises of a Landing with Built-in Storage, and Two Additional Bedrooms with Fitted Furniture and Access to Storage Eaves!

The Property not only benefits from its Size, Location & Potential, but also from a Gas Central Heating system, uPVC Double Glazing, Front Driveway providing Off Road Parking, and Very Generously Sized Garden to Rear leading to Garage with Access from Woodland Crescent!

Ground Floor

Entrance Hall 2.54m (8'4") x 1.22m (4')

UPVC double glazed opaque entrance door, cupboard with fuse box, electricity meter and wall mounted combination boiler, cornice style ceiling

Lounge / Dining Room 8.36m (27'5") x 3.11m (10'2")

UPVC double glazed window to front, coal fireplace with surround and plinth, double radiator, stairs leading to first floor, patio door opening to conservatory

Conservatory 5.58m (18'4") x 2.47m (8'1")

Half brick and uPVC double glazed construction with polycarbonate roof and power and lights connected, double radiator, tiled flooring, uPVC double glazed patio door to side

Kitchen 2.69m (8'10") x 2.56m (8'5")

Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, fitted cooker with extractor hood over, hardwood double glazed window to conservatory, open plan archway to hallway

Bedroom 3 2.91m (9'7") x 2.57m (8'5")

UPVC double glazed window to front, fitted wardrobes with overhead storage and fitted matching drawers, double radiator, cornice style ceiling

Shower Room 2.34m (7'8") x 1.60m (5'3")

Fitted with three piece suite comprising shower enclosure with electric shower, pedestal wash hand basin with mixer tap, and low-level WC, tiled splashbacks, uPVC opaque double glazed window to side, double radiator, cornice style ceiling

First Floor

Landing

Built-in airing cupboard with shelving

Bedroom 1 5.26m (17'3") x 2.51m (8'3")

Double glazed skylight, fitted wardrobe with matching fitted dressing table with drawers under, radiator, access to eaves

Bedroom 2 5.72m (18'9") x 2.00m (6'7")

Double glazed skylight, fitted wardrobe with matching fitted dressing table with drawers under, radiator, access to eaves

Outside

Front garden area with borders featuring a variety of shrubs, driveway providing off-road parking

Side passage with outside tap, gas meter and access to rear garden

Parcel of land to rear with a variety of shrubs, plants and trees and side access to garage

Concrete sectional garage with access off Woodland Crescent

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £145,000

Property Type: Bungalow

Parking: Garage, Driveway

Year built: 1970

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Sea

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Pilling Lane, Preesall, Poulton-le-Fylde, Lancashire, FY6 0HG

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,
northwest@pattinson.co.uk, www.pattinson.co.uk**

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