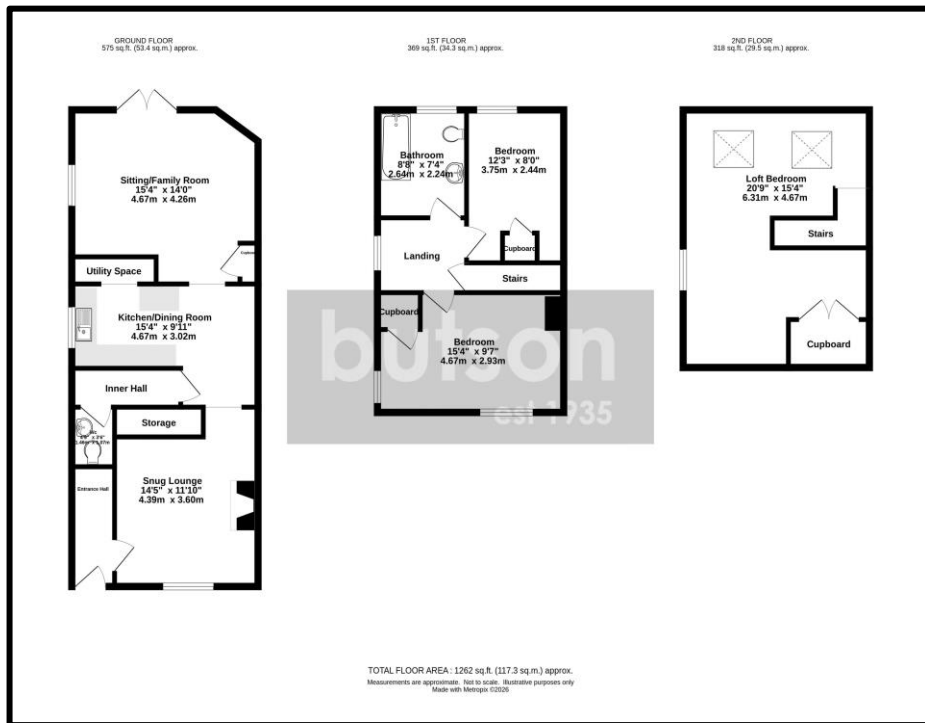
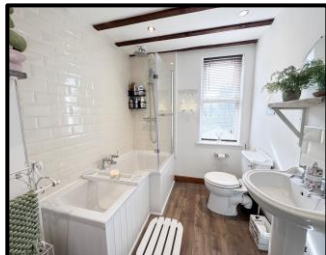




**1 CEMETERY LANE,
PREESALL,
POULTON-LE-FYLDE,
FY6 0PH**

£295,000



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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UNIQUE AND VERY WELL-PRESENTED COTTAGE / PICTURESQUE LOCATION.

This semi-detached rural property offers a lot more than you would think! Situated in a sought after and convenient location. An ideal purchase for someone looking to be in the countryside yet within easy access of amenities, nearby towns such as Poulton, Lancaster, Garstang and the motorway. Beautifully presented accommodation briefly includes; lounge, dining kitchen and rear extended sitting room. Three double bedrooms, family bathroom, driveway parking, landscaped gardens and storage shed.

EARLY VIEWING COMES HIGHLY RECOMMENDED.



LOCATION: Rural village location situated within Preesall (FY6 0PH), a short drive from Poulton town centre, motorway access via the new bypass and local amenities. Additional principal towns including Garstang and Lancaster are within easy reach.

STYLE: Surprisingly spacious, semi-detached cottage with cream rendered elevations.

CONDITION: Extremely well presented with cottage style décor throughout, ready to walk in to.

ACCOMMODATION: Ground floor; entrance hallway leading into the front snug lounge with stone tiled floors, a large window and exposed brick feature fireplace with inset wood burning stove. Central kitchen and dining area in keeping with the period style of the property with solid oak worktops and shaker units. Just off the kitchen is a small utility space. To the rear of the property is the second, extended living room which is bright and airy with patio doors leading on to the private garden. The property also benefits a ground floor cloaks w.c, deep storage area and door leading out to the side of the property. To the first floor; front double bedroom with dual aspect windows and built in storage cupboard, second double bedroom with built in cupboard and family bathroom w.c. From the landing stairs provide access to a large loft / bedroom with dormer velux windows and plenty of floor area.

OUTSIDE: The property provides off road parking to the front and there is a side driveway set behind a low-level brick wall. Side gate providing privacy and security. The back garden is very private with sunny aspect. A paved patio sits adjacent to the house leading to artificially laid lawn providing easy maintenance. Raised borders are well stocked and provide plenty of colour. A storage shed is located at the back.

SERVICES: All main services are connected, gas central heating and double-glazed windows.

TENURE: We are advised that the tenure of the property is freehold.

COUNCIL TAX BAND: The property is listed from an online search as council tax band B (Wyre Borough Council).

EPC: D