

**25 MAPLEWOOD AVENUE,
PREESALL,
FY6 0PU**

£220,000



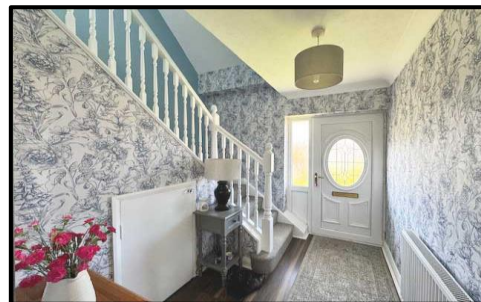
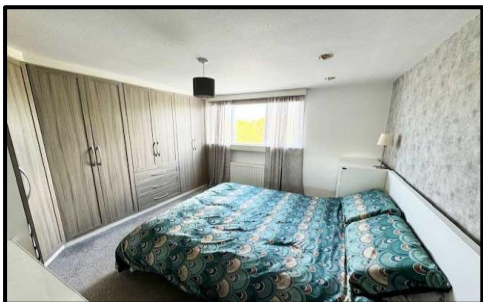
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BEAUTIFULLY PRESENTED AND EXTENDED SEMI DETACHED HOME.

Situated in a quiet and popular residential position this semi-detached dormer style property offers modern living accommodation with well-proportioned rooms and good size gardens. The property briefly comprises; three good bedrooms, lounge and extended kitchen with dining and sitting area. Separate utility room. En suite shower and bathroom. Gas central heating and double glazing. Viewing comes highly recommended. EPC: D



LOCATION: Occupying a most convenient and desirable residential location in Preesall (Sat Nav FY6 OPU), just off Sandy Lane and Pilling Lane. Local amenities include convenience stores, cafes, library and medical centre. Nearby transport routes provide access to Lancaster, Poulton and surrounding towns.

STYLE: Semi-detached, dormer style property.

CONDITION: A very well-appointed property with modern décor throughout.

ACCOMMODATION: Ground Floor; entrance hallway with staircase leading off. Front lounge with feature fireplace, rear extended living dining kitchen and separate utility room. Bathroom w.c. First floor; landing area with deep storage cupboard and three good bedrooms, the master having en suite shower room.

OUTSIDE: Good size gardens to the property, the front has a concrete driveway providing off road parking and access to the garage, lawn and borders set behind a low-level brick wall. The rear provides a concrete patio with adjacent lawn and borders, boundary fencing.

SERVICES: All mains services are connected, gas central heating and double glazing.

COUNCIL TAX: The property is listed as Council Tax Band C (Wyre Borough Council).

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

VIEWING: By appointment through the agents office.