



Hill Top House, School Lane, Preesall, FY6 0NL

£189,950

***** ROOM WITH A VIEW *****

This **DETACHED** house offers a **UNIQUE** and rare opportunity. Standing on an **ELEVATED** plot with views north towards the **LAKE DISTRICT** and south towards the **RIVER WYRE**.. weather permitting.

To take advantage of these aspects the accommodation is upside down! With the bedrooms to the lower floors, then the kitchen and **LARGE OPEN PLAN** lounge to the upper floor with large picture windows.

There are currently **TWO** double bedrooms and a converted garage. Maybe potential as a third bedroom (subject to any planning required).

Viewing essential to fully appreciate this UNIQUE home.

- Detached House
- TWO bedrooms
- Off street Parking / *Garage
- UPVC double glazing
- Gas central heating

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- Elevated site with AMAZING views.
- No onward chain.

Open Porch:

Hall: Double glazed composite front door, Tiled floor, Staircase, Personal door to garage.

First Floor:

Landing: Cloaks cupboard, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Vanity wash basin, Low flush WC, Two UPVC double glazed windows, Mostly tiled walls, Radiator.

Bedroom 1: 15'10" x 9'10" (4.83 m x 3.00 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 2/Lounge 2: 13'0" x 9'10" (3.96 m x 3.00 m) UPVC double glazed window and patio doors to the rear garden, Radiator.

Second Floor:

Gallery Landing: Two UPVC double glazed windows, Radiator.

Lounge/Dining Room: 20'2" x 15'10" (6.15 m x 4.83 m) Two large UPVC double glazed windows with outstanding views to the north-east and south-west Wyre, Feature 'apex' ceiling, Radiator.

Breakfast Kitchen: 9'10" x 8'9" (3.00 m x 2.67 m) Fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Built in oven and hob with extractor over, Built in dishwasher, Part tiled walls, Tiled floor, UPVC double glazed window.

Outside:

Front and Side: Lawned, Flowerbed to border, Established tree and shrubs, Detached concrete sectional outbuilding for storage.

Parking: Off street parking to the front (garage could also be easily re-instated).

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £1980.20 (2024/25)

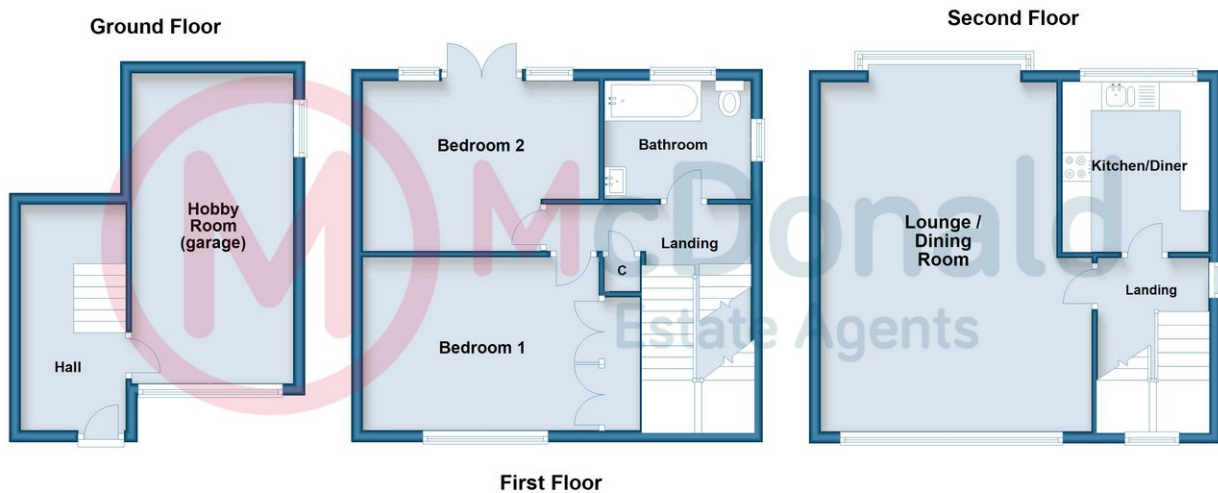


Directions: From Shard Bridge take the A588 towards Preesall, at the junction with Cemetery Lane and Burned House Lane continue over onto Park Lane (B5377), second right into Mill Street, as the road bends to the left, it then changes to School Lane.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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