

Rosslyn Avenue, Preesall, Poulton-Le-Fylde, FY6 0HE

Asking Price £475,000





Rossyln Avenue, Preesall, Poulton-Le-Fylde FY6 0HE

Asking Price £475,000

4 Bedrooms

2 Bathroom

- Substantial detached bungalow
- Set within approximately 1.56 acres
- 4 generous bedrooms
- Spacious living room and dining room
- Large conservatory overlooking the gardens
- Family bathroom, en-suite and utility room
- Ample parking and double garage
- No onward chain





A substantial detached bungalow occupying an impressive plot extending to approximately 1.56 acres, offering an increasingly rare combination of extensive gardens, generous parking, garaging and versatile single-storey accommodation within a well-established residential setting in Preesall.

Built in the 1930s, the property has been in the same ownership for many years and provides spacious accommodation with considerable scope for a purchaser to update, remodel and potentially extend, subject to the necessary consents. The existing accommodation includes a spacious living room with adjoining office space, a well-proportioned kitchen, utility room and a substantial conservatory overlooking the gardens. There are four versatile bedrooms, with the fourth currently utilised as a formal dining room, offering flexibility to suit individual requirements. The principal bedroom benefits from en-suite facilities, whilst a family bathroom serves the remaining accommodation.

Externally, the property enjoys attractive, well-maintained and established gardens, providing a pleasant and private setting with lawned areas, mature planting and a paved Indian stone terrace ideal for outdoor entertaining.





Beyond the formal gardens lies an additional area of land extending to approximately 1.4 acres, offering considerable scope for a variety of uses, including recreational or equestrian purposes, extending the existing gardens or exploring potential future development opportunities, subject to the necessary planning permissions and consents. The land benefits from access opportunities via Rosslyn Crescent and Beechfield Avenue, providing further flexibility for prospective purchasers, subject to verification of the relevant access rights. The property and grounds extend to approximately 1.56 acres in total, presenting a rare opportunity to acquire a substantial bungalow with additional land and exciting possibilities for future use.

There is ample off-road parking to the front and side, together with a double garage which also incorporates a WC and benefits from electricity and water.

The property represents an appealing opportunity for buyers seeking a sizeable bungalow with land, privacy and flexibility, whether to improve the existing accommodation, create extensive landscaped gardens or explore the longer-term potential of the site, subject always to the relevant planning, legal and other consents.

Preesall is a well-established Wyre village offering a range of everyday amenities including local shops, schools, a health centre, public houses and recreational facilities, with neighbouring Knott End providing further shops, cafés, coastal walks and access to the Fleetwood ferry. The area is well connected by road towards Poulton-le-Fylde, Garstang, Lancaster and the wider Fylde Coast, while regular bus services operate through Preesall towards Lancaster and Knott End. Poulton-le-Fylde railway station provides onward rail connections for those travelling further afield.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of oil central heating system.

Parking allocated and number of spaces : Parking available and the front and side of the property for mare than 5 cars.

Construction Type : Brick under slate roof.

Building Safety: N\A

Restrictive Covenants : Non known to affect the property.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N\A

Easement, and Wayleaves or Rights of Way : N\A

Footpaths / Bridleways : We understand that there are non known to affect the property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 3.

Unimplemented Planning Consents : N\A

Planning Consents affecting the property : Non known to affect the property, this list is not exhaustive, we have listed those consents tha the vendors feel effect the property.

Accessibility adaption information : N\A

Coal field / mining area : N\A

Communications :
Broadband: Standard, superfast and ultrafast are available in the area
Mobile signal: Three, EE, o2 and Vodafone available in the area

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Wyre Borough Council **Council Tax:** Band D

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : ///riper.evenings.perfected

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

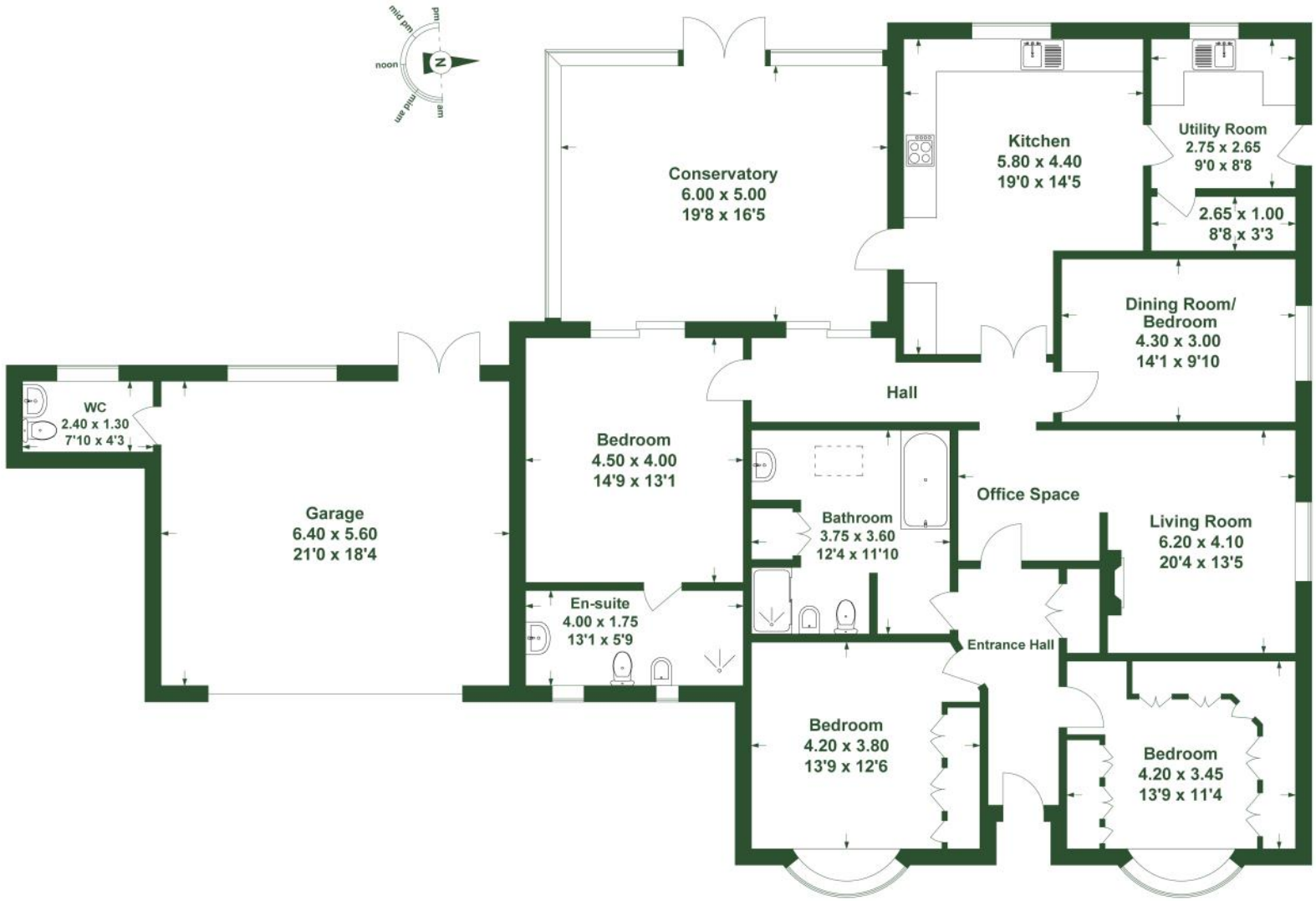
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

Date photographs taken : 13.10.26

SUBJECT TO CONTRACT

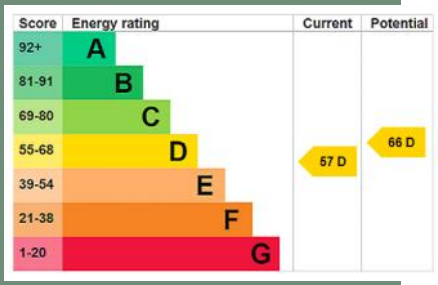
Approximate Gross Internal Area : 192.09 sq m / 2068 sq ft
Garage : 39.15 sq m / 421 sq ft
Total : 231.24 sq m / 2489 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract





North Lancashire
Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria
Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Stay in the loop!

Abarnett.co.uk