

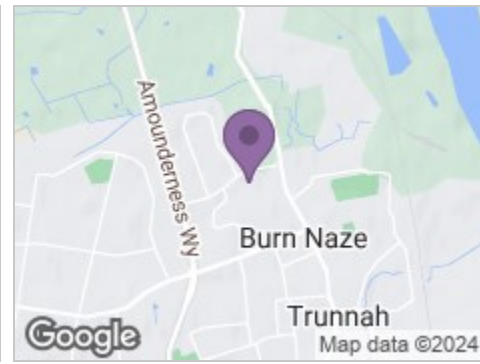
Road Map



Hybrid Map



Terrain Map



Floor Plan



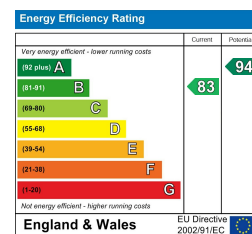
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
Made with Metropix (2023)

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



50 Rippingale Way  
, Thornton-Cleveleys, FY5 2YA

Offers In The Region Of £260,000





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#### Entrance Porch

Door to front providing access from front driveway. Internal door leading into lounge.

#### Lounge

15'10" x 12'5"  
UPVC double glazed bay window to front. Carpet, ceiling lights and radiator.

#### Ground Floor WC

UPVC double glazed opaque window to side. Low flush WC with wall mounted wash hand basin. Amtico flooring. Radiator.

#### Dining Kitchen

20'11" x 18'0" at widest point)  
2x UPVC double glazed French style patio doors to rear leading out onto rear garden. A range of wall and base units with complimentary worktops and central kitchen island housing 4 ring gas hob with ceiling mounted, chrome extractor fan above. Double oven. 1.5 stainless steel sink unit with mixer tap above. Integral Fridge and Freezer. Plumbed for washing machine. Amtico flooring throughout. Spot lights and radiator. Open stair case leading to first floor landing.

#### First Floor Landing

Accessed via open stair case from kitchen/diner. UPVC double glazed opaque window to side. Access to all first floor rooms. 2x storage cupboards. Loft access. Carpet.

#### Bedroom One

11'11" x 9'10"  
UPVC double glazed window to front. Carpet, ceiling light and radiator. Access to En-suite.

#### En-Suite

8'8" x 3'3"  
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; walk in shower unit, pedestal wash hand basin and low flush WC. Chrome towel heater and spot lights.

#### Bedroom Two

11'5" x 11'1"  
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

#### Bedroom Three

8'7" x 7'6"  
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

#### Bedroom Four

8'9" x 6'7"  
UPVC double glazed window to front. Currently presented as a dressing room. Mirrored wardrobes and dresser unit. Carpet, ceiling light and radiator.

#### Bathroom

6'6" x 6'6"  
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; panel bath with shower above and glass partition, pedestal sink and low flush WC. Wood effect tiled floor, tiled wall and mosaic tiled splashback.

#### Garage

Integral single garage. Up and over door to front.

#### Front Exterior

End of cul-de-sac location with private road

serving three dwellings. Off road parking for two vehicles to front and side access.

#### Rear Exterior

South facing and lawned rear garden with raised decked patio and paved patio

#### Key Details

Tenure - Leasehold  
Service charge is £120 per annum.  
999 years from September 2017  
Approximately 4 years remaining NHBC Warranty  
Council Tax Band - E - Wyre Borough Council  
EPC Rating B

