

Road Map



Hybrid Map



Terrain Map



Floor Plan



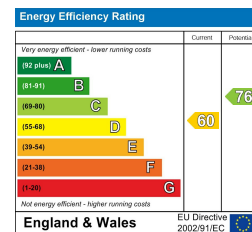
TOTAL FLOOR AREA: 1711 sq.ft. (158.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 as to their operability or efficiency can be given.  
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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



2 Salt Marsh Lane

Hambleton, Poulton-Le-Fylde, FY6 9EL

Offers In The Region Of £395,000 2 3 D





# 2 Salt Marsh Lane

Hambleton, Poulton-Le-Fylde, FY6 9EL

## Offers In The Region Of £395,000



### Front Exterior

Large paved driveway providing off road parking for numerous vehicles.  
Front lawn with paved pathway leading to front door.

### Rear Exterior

Central lawn with gravel surround.

### Key Details

Tenure - Freehold  
Council Tax Band - E  
EPC Rating - D  
Gas central heating from combi boiler  
Double glazed throughout

### Entrance Hallway

Door to front providing access in property. Open staircase leading to first floor landing. Access to all ground floor rooms. Carpet, ceiling and wall lights and radiators.

### Lounge

21'5" x 12'5"  
UPVC double glazed windows to front and rear. Feature electric fire place. Carpet, ceiling and wall lights and radiator.

### Reception Room Two/Office

10'11" x 8'9"  
UPVC double glazed window to side. Radiator, carpet and ceiling light.

### Dining Room

13'10" x 10'4"  
UPVC double glazed window to side. Radiator, carpet and ceiling light.

### Kitchen

10'5" x 10'5"  
UPVC double glazed window to front. UPVC door to side providing access to driveway and garage, Range of wall and base units with complimentary worktops above. Integral double oven. Integral gas hob with wall mounted chrome extractor fan above. Composite sink with mixer tap above. Integral fridge and freezer. Pull out larder cupboard. Vinyl flooring, ceiling light and radiator.

### Ground Floor Shower Room

7'1" x 5'3"  
UPVC double glazed opaque window to side. Three piece bathroom suite comprising' walk in twin shower cubicle, vanity wash hand basin and low flush WC. Carpet, ceiling lights and towel heater.

### First Floor Landing

Stairs from ground floor hallway. Wide open landing space. Velux sky lights to side. 2x storage cupboards. Access to all first floor rooms.

### Master Bed

20'8" x 11'2"  
UPVC double glazed windows to front and rear. UPVC door providing access to balcony. Bespoke wardrobes and dresser. Carpet, ceiling lights and radiator.

### First Floor Shower Room

6'11" x 6'1"  
Double glazed Velux skylight to front. three piece bathroom suite comprising; Single shower unit, vanity wash hand basin and low flush WC. Carpet and ceiling light.

### Bedroom Three

13'10" x 8'0"  
UPVC double glazed window to side. Carpet, ceiling light and radiator. Open access through to dressing area.

### Dressing Area

7'8" x 5'4"  
Double glazed Velux skylight to rear. Carpet, ceiling lights and radiator.

### Bedroom Two

15'5" x 12'6"  
Double glazed Velux skylights to front. Bespoke floor to ceiling fitted wardrobes. Carpet, ceiling light and radiator.

### Garage

Up and over electric garage door to front. Door to rear providing access to rear garden. Combi boiler. Power & Lighting. Concrete floor and brick walls.

