

Road Map



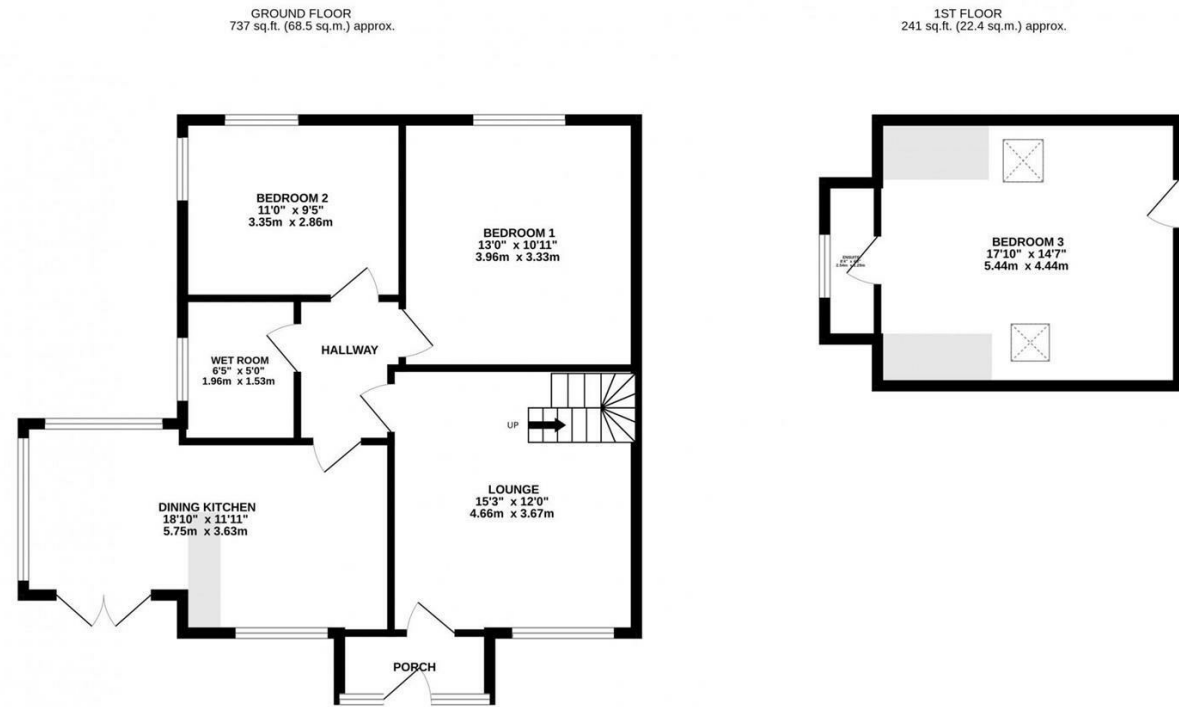
Hybrid Map



Terrain Map



Floor Plan



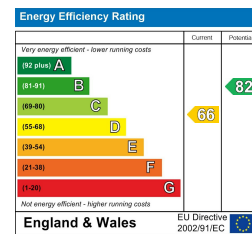
TOTAL FLOOR AREA: 978 sq.ft. (90.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 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



4 Grange Close

Knott End-On-Sea, Poulton-Le-Fylde, FY6 0DT

Offers In The Region Of £225,000 3 2 1



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Offers In The Region Of £225,000



Graveled front garden with raised deck leading to front porch.

Side & Rear Exterior

Wrapped around lawned gardens with paved patio area and covered hot tub/external bar area.

Key Details

Tenure - Freehold
Council Tax Band - B - Wyre Borough Council
EPC Rating - D
Gas Central Heated
Double Glazed throughout

Entrance Porch

UPVC double glazed window and door to front. Internal door leading into lounge.

Lounge

15'3" x 12'0"

UPVC double glazed window to the front. Feature real flame gas fire in with contemporary surround. Stairs leading to first floor. Under stairs storage cupboard. Carpet, ceiling light and radiator.

Internal Hallway

Access to all ground floor rooms. Carpet and ceiling light.

Open Plan Kitchen/Diner

18'10" x 11'11"

UPVC double glazed windows to side and rear. UPVC door to side. Range of wall and base units with complimentary work tops above. Integrated oven which can be used as a single or double with dual opening door. Integrated microwave. Plumbed for washing machine and dishwasher. Space for tumble dryer. Integrated fridge and freezer. Induction hob with extractor fan over. Composite sink and drainer with mixer tap above. Breakfast bar. Vinyl flooring, ceiling lights and 2x radiators.

Bedroom One

13 x 10'11"

UPVC double glazed window to rear. Carpet, radiator and ceiling light.

Bedroom Two

10'11" x 9'4"

UPVC double glazed windows to side and rear. Carpet, radiator and ceiling light.

Ground Floor Shower Room

6'5" x 5'0"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; corner shower cubicle, low flush WC and pedestal wash hand basin. Heated towel rail. Tiled walls and wet room floor. Ceiling light

First Floor Bedroom

17'10" x 14'6"

Double glazed Velux skylights to front and rear. Fitted wardrobes and eaves storage. Access to first floor bathroom.

En-Suite

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; single shower cubicle, low flush WC and pedestal wash hand basin. Vinyl flooring, ceiling light and radiator.

Front Exterior

Off road parking and access to single garage.

