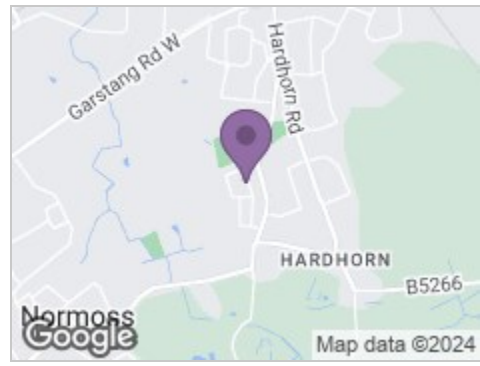


Road Map



Hybrid Map



Terrain Map



Floor Plan



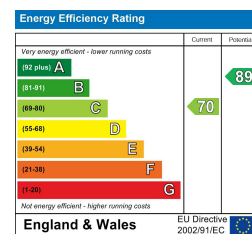
TOTAL FLOOR AREA: 597 sq. ft. (55.5 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the date.

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



16 Brompton Road
, Poulton-Le-Fylde, FY6 8BW

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Offers In The Region Of £230,000



Porch

3'9" x 2'3"

Door to side leading into porch. Internal door leading into hallway. Meter cupboard and combi boiler.

Hallway

Access to all rooms. Storage cupboard, Wood effect laminate flooring throughout. Ceiling light and radiator.

Lounge

12'5" x 10'7"

UPVC double glazed bay window to front. Wood effect laminate flooring throughout, ceiling light and radiator.

Bedroom Two

9'6" x 8'6"

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

Bedroom One

12'7" x 10'7"

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

Shower Room

6'2" x 5'7"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; twin shower cubicle with glass partition and mains shower above, low flush WC and vanity sink unit. Tiled wall and floor. Ceiling light and radiator.

Kitchen/Diner

15'1" x 9'6"

UPVC double glazed windows to sides and rear. UPVC door to rear leading to rear garden. Range of wall and base units with complimentary worktop above. Stainless steel sink unit with mixer tap above,

Brand new electric hob with electric oven beneath and wall mounted extractor fan above. Integrated slimline dishwasher. Plumbed for washing machine. Space for tumble dryer. Space for single file fridge and freezer. Wood effect laminate flooring throughout, ceiling light and radiator.

Front Exterior

Low maintenance walled front garden. Gated driveway to side allowing off road parking. Access to brick built single garage

Rear Exterior

South West facing rear garden. Paved patio area and central lawn with established shrubberies. Access to brick built single garage

Key Information

This property has been full renovated including; installation of new roof,, new electrics, new kitchen and bathroom suite.

Tenure - Freehold

Council Tax Band - C - Wyre Borough Council

EPC Rating - D

Gas Central Heating

UPVC double glazed.

