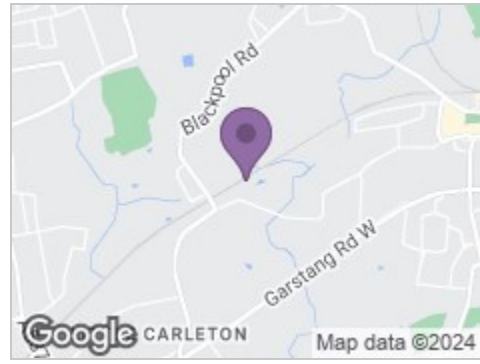


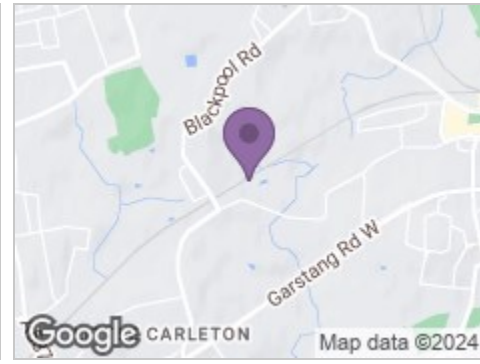
Road Map



Hybrid Map



Terrain Map



Floor Plan



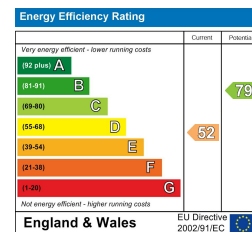
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee 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 Chew Gardens
Poulton-Le-Fylde, FY6 7FW

Offers In The Region Of £290,000 3 2 1 E



2 Chew Gardens

, Poulton-Le-Fylde, FY6 7FW

Offers In The Region Of £290,000



Hallway

Door to front providing access from front driveway. Stairs to side leading to first floor landing. Access to all ground floor rooms. Karndean flooring and ceiling light.

Ground Floor WC

5'7" x 2'8"
UPVC double glazed opaque window to front. Low flush WC and wash hand basin. Tile floor, radiator and ceiling light.

Lounge

19'8" x 9'4"
Dual aspect lounge with UPVC double glazed window to front and UPVC double glazed French doors to rear leading out to rear garden. Electric feature fireplace. Carpet, ceiling lights and radiator.

Open Plan Lounge/Diner

17'3" x 13'4"
Bi fold doors to rear, 3x Velux skylights to roof and UPVC double glazed window to side. Range of wall and base units with complimentary worktop above. Integral double oven. Gas hob with extractor fan above. Composite sink unit with mixer tap and drainer. Integral dishwasher. Karndean flooring throughout, ceiling lights and radiators.

First Floor Landing

UPVC double glazed window to side. Spindled

balustrade. Access to all first floor rooms. Loft access. Cupboard housing combi boiler. Carpet and ceiling lights.

Bedroom One

10'9" x 9'7"
UPVC double glazed window to rear. In built wardrobe. Carpet, ceiling light and radiator. Access through to En Suite.

En Suite

5'5" x 5'2"
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; walk in single shower cubicle with mains shower above, low flush WC and wash hand basin with underneath cabinet storage. Tiled walls and floors. Ceiling light and radiator.

Bedroom Two

10'9" x 8'5"
UPVC double glazed window to front. In built wardrobe. Carpet, ceiling light and radiator.

Bedroom Three

9'10" x 6'0"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bathroom

6'10" x 5'2"
UPVC double glazed window to rear. Three piece bathroom suite comprising; panel bath

with shower above, low flush WC and wash hand basin with underneath cabinet storage. Tiled wall and vinyl flooring. Ceiling light and radiator.

Garage

13'1" x 7'6"
Up and over garage door to front. Power, lighting and plumbing. Plumbed for washing machine and space for tumble dryer.

Front Exterior

Quiet Cul-De-Sac location and positioned on a private road overlooking trees and shrubs. Paved front driveway providing off road parking for two vehicles

Rear Exterior

Sunny and spacious rear garden with well maintained lawn and patio surround.

Further Information

Tenure - Freehold
Council Tax Band - D - Wyre Borough Council

