

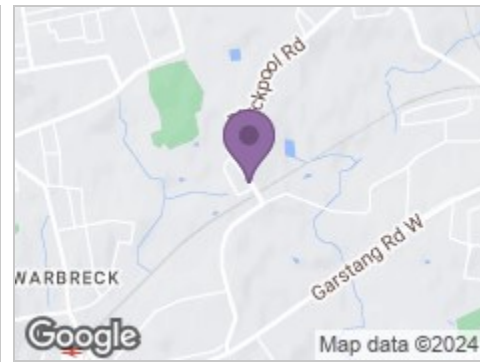
Road Map



Hybrid Map



Terrain Map



Floor Plan



TOTAL FLOOR AREA: 1232 sq.ft. (114.4 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.
 Made with Metropix ©2024



299 Blackpool Road
 , Poulton-Le-Fylde, FY6 7QT

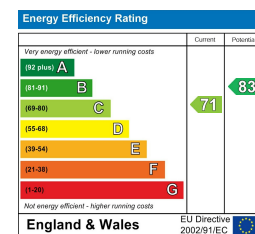
Offers In The Region Of £400,000

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



Make your next move with... iMOVE

Call us now on 01253 883311
 hello@imovetoday.co.uk



299 Blackpool Road

, Poulton-Le-Fylde, FY6 7QT

Offers In The Region Of £400,000



Introduction

A credit to the present owners, this three bed detached bungalow offers bright, spacious modern living for family or couple.

The property occupies a large overall plot providing significant exterior space and a South West perspective to the rear with uninterrupted sun.

Viewing is highly recommend (by appointment) to fully appreciate the opportunity on offer.

Entrance Hallway

Composite external door leading into bright and spacious entrance hallway. Access to all ground floor rooms. Carpet, ceiling lights and radiator.

Bedroom One (Ground Floor)

14'9" x 12'9"
UPVC double glazed bay window to front. Spacious ground floor double bedroom with bespoke fitted wardrobes, carpet and ceiling light.

Lounge

14'9" x 12'10"
UPVC double doors to rear providing access out to rear garden. Feature fireplace housing electric log effect fire. Carpet, ceiling lights and radiator.

Kitchen/Diner

26'2" x 11'5"
Open plan kitchen dining room with UPVC double glazed windows to front and rear providing dual aspect and ample natural light throughout the day. The kitchen provides a range of wall and base

units with worktops above. Integral double electric fan oven, combination microwave, four burner induction hob with chrome extractor fan above. Integral dishwasher. Stainless steel double sink and drainer with mixer tap. Space for American fridge freezer. Door to side providing access to gated side driveway, garage workshop and rear garden.

Stairs from dining room provide access to first floor.

Shower Room

8'0" x 8'0"
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; walk in twin shower cubicle with mains shower above, vanity wash basin, button flush W.C. & two heated towel rails. Tastefully tiled walls and floors.

First Floor Landing

Stairs leading from kitchen/diner. Velux Skylight to rear. Access to all first floor bedrooms. Storage cupboard and further eaves access. Carpet, ceiling light and radiator.

Bedroom Two

12'9" x 8'9"
Double glazed Velux Skylight to rear. Fitted wardrobe & dresser. Carpet, radiator and ceiling light.

Bedroom Three

12'9" x 7'3"
Double glazed Velux Skylight to front. Fitted wardrobe. Carpet, radiator and ceiling light.

First Floor Bathroom

10'11" x 7'3"
Double glazed Velux Skylight to front. Four piece bathroom suite comprising; panel bath with shower attachment, corner shower cubicle with sliding glass partition and mains shower above, vanity wash basin, button flush W.C. & heated towel rail. Vinyl flooring and tiled walls.

Garage Workshop

20'2" x 11'7"
Converted garage presented as garden workshop with fitted units power and lighting. Accessed via double doors from driveway.

Front Exterior

Paved front garden providing open off road parking for numerous vehicles.
Walled front lawn with established shrubbery.

Key Details

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

Rear Exterior

South West facing rear garden providing ample space for dining, sun bathing and entertaining. Paved patio, graveled area housing numerous potted plants raised seating area with artificial grass and paved patio.
Utility room accessible from rear garden, to the rear of the garage workshop. Plumbed for washing machine and stainless steel sink unit with drainer

Key Details

Tenure - Freehold
Council Tax Band - D - Wyre Borough Council
EPC Rating C
South West Facing Rear Garden
Ample Off Road Parking

