

Road Map



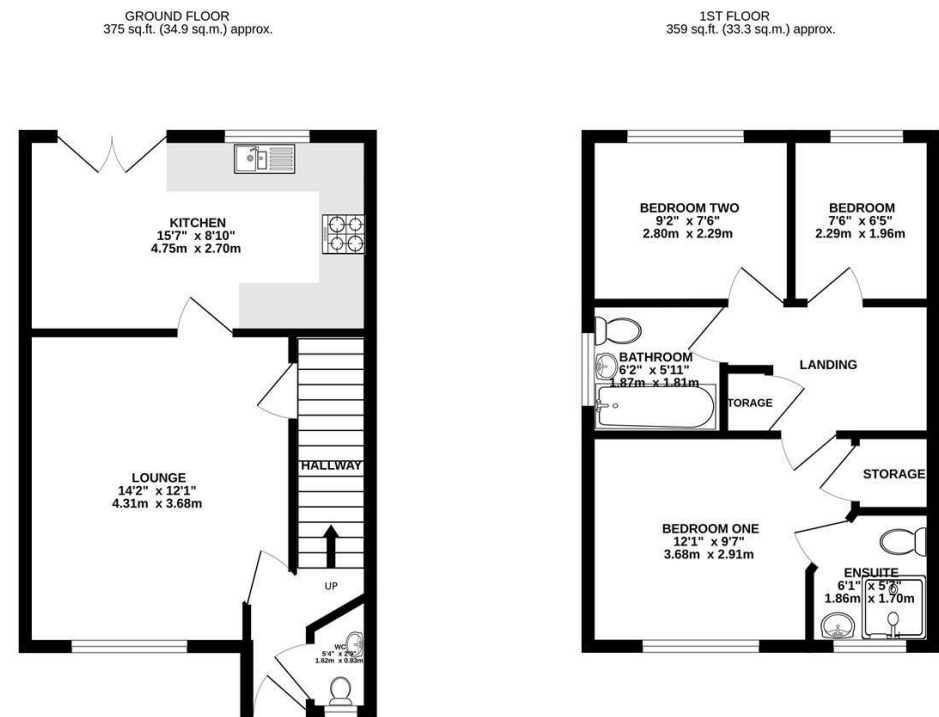
Hybrid Map



Terrain Map



Floor Plan



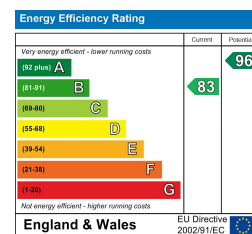
TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 12/2024

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



9 Garnet Close

, Poulton-Le-Fylde, FY6 7XU

Offers In The Region Of £210,000 2 1 B



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NHBC Warranty In Place Until 2032
Council Tax Band - C - Wyre Borough Council
EPC Rating - B

Offers In The Region Of £210,000



Entrance Hallway

Door to front providing access from front driveway. Stairs leading to first floor landing. Access to ground floor rooms. Wood effect laminate flooring throughout, ceiling light and radiator.

Ground Floor WC

4'7" x 2'8"
UPVC double glazed opaque window to front. Low flush WC and wall mounted wash hand basin. Wood effect laminate flooring throughout, ceiling light and radiator.

Lounge

14'1" x 12'0"
UPVC double glazed window to front. Under stairs storage cupboard. Wood effect laminate flooring throughout, ceiling light and radiator.

Kitchen/Diner

15'7" x 8'10"
UPVC window to rear and UPVC French Style doors leading out to rear garden. Range of wall and base units with complimentary worktops above. Ceramic hob with electric oven beneath and chrome extractor fan above. Stainless steel sink unit with mixer tap and drainer. Space for tumble dryer. Plumbed for washing machine. Wood effect laminate flooring throughout, ceiling light and radiator.

First Floor Landing

Access to all first floor rooms. Loft access. Storage cupboard. Carpet and ceiling lights.

Bedroom One

12'0" x 12'9"
UPVC double glazed window to front. Carpet, ceiling light and radiator. Access to En-Suite.

En-Suite

6'1" x 5'6"
UPVC double glazed opaque window to front. Three piece bathroom suite comprising; single shower unit with glass partition and main shower above, low flush WC and pedestal wash hand basin. Wood effect vinyl flooring, ceiling light and chrome towel heater.

Bedroom Two

9'2" x 7'6"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Three

7'6" x 6'5"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bathroom

5'11" x 6'1"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; panel bath with glass partition and main shower above, low flush WC and pedestal wash hand basin. Wood effect vinyl flooring, ceiling light and chrome towel heater.

Front Exterior

Property situated on private road with two parking spaces to front driveway. Gated side access.

Rear Exterior

Raised lawn and paved patio area with side gate leading to front.

Further Information

Freehold
Built Circa 2022

