

Road Map



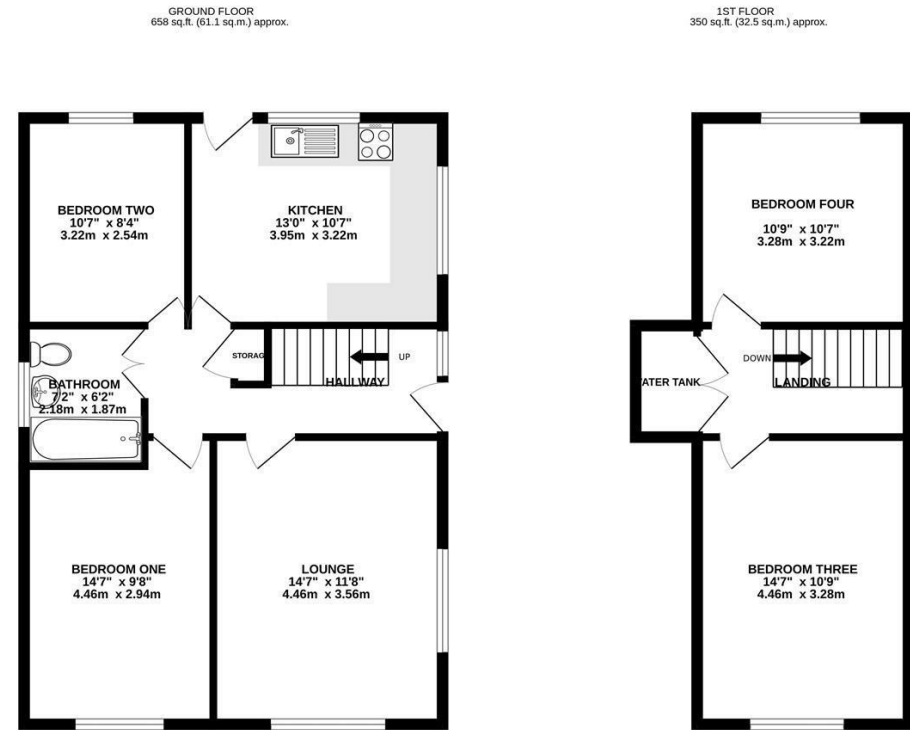
Hybrid Map



Terrain Map



Floor Plan



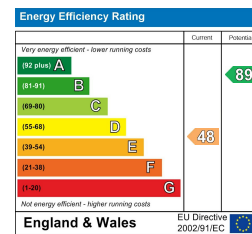
TOTAL FLOOR AREA: 1007 sq.ft. (93.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 is given as to their operability or efficiency can be given.
 Made with Metropix 02/2021

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 Lunesdale Drive

Forton, Preston, PR3 0BH

Offers In The Region Of £280,000 4 1 1 E



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Hallway

UPVC door to side providing access from driveway. Stairs to side leading to first floor landing. Access to all ground floor rooms. Carpet, ceiling light and radiator.

Lounge

14'7" x 11'8"

UPVC double glazed windows to front and side providing a dual aspect outlook. Carpet, ceiling light and radiator.

Bedroom One

14'7" x 9'7"

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

Bedroom Two

10'6" x 8'3"

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

Kitchen

12'11" x 10'6"

UPVC double glazed windows to side and rear. UPVC door providing access to rear garden, Range of wall and base units with worktops above, Stainless steel sink with mixer tap above. Plumbed for washing machine. Free standing electric cooker with fitted extractor fan above. Tiled floor, ceiling light and radiator.

Bathroom

7'1" x 6'1"

UPVC double glazed opaque window to side.

Three piece bathroom suite comprising; panel bath with shower above, low flush WC and pedestal wash hand basin. Tiled wall and floor, ceiling light and radiator.

First Floor Landing

Open stair case leading from ground floor hallway. Airing cupboard housing water tank. Access to both first floor bedrooms. Carpet and ceiling light.

Bedroom Three

14'7" x 10'9"

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

Bedroom Four

10'9" x 10'6"

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

Front Exterior

Immaculate lawn to front with paved driveway to side and paved pathway around the property perimeter.

Rear Exterior

Raised rear garden with an abundance of raised flower beds and established plants, flowers and shrubs.

Detached single garage with power and lighting,

Further Details

Council Tax Band - D - Wyre Borough Council

Oil Heating

Mains Drainage

Double Glazed

