

Road Map



Hybrid Map



Terrain Map



Floor Plan



TOTAL FLOOR AREA: 1017 sq.ft. (94.5 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 listed and no guarantee as to their operability or efficiency can be given.
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19 Citrine Avenue
 , Poulton-Le-Fylde, FY6 7XQ

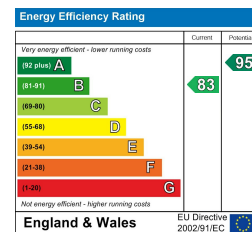
Offers In The Region Of £320,000 3 2 1 B

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



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19 Citrine Avenue

, Poulton-Le-Fylde, FY6 7XQ

Offers In The Region Of £320,000



Introduction

Welcome to 19 Citrine Avenue. Located on the Jones Homes Development in the heart of Poulton, this detached family home offers high standard modern build quality coupled with high quality interior fixtures throughout. The current owner has improved upon the initial property standard with the installation of premium features including; quartz kitchen worktops, Neff kitchen appliances, Amtico flooring, lounge media wall, modern inset fireplace, bespoke bedroom wardrobes, luxury carpet and fully fitted CCTV System.

Externally the property provides a detached brick built garage with pitched slate roof, spacious lawned rear garden and ample driveway parking.

Viewing is highly recommended to fully appreciate the quality of on offer.

Hallway

Door to front providing access. Stairs to side leading to first floor landing. Access to all ground floor rooms. Amtico flooring throughout.

Lounge

15'10" x 9'7"
UPVC double glazed window with wooden shutters to front. Purpose built media wall housing TV and Sound Bar. Gazco Radiance 135R Inset Electric Fire. Carpet and ceiling lights.

Kitchen/Diner

17'3" x 12'4"
UPVC double glazed window to rear. Double glazed Bi-Fold doors to rear providing access to rear garden. UPVC door to side providing access to driveway. Wall

and base units with Quartz worktops above. Integrated Neff oven with hide and slide door, Integrated Neff microwave oven. Neff induction hob with extractor fan above. Sunken stainless steel sink unit with mixer tap above. Integrated fridge and freezer. Neff dishwasher. Amtico flooring, ceiling light and radiator.

Ground Floor WC

5'11" x 2'11"
UPVC double glazed opaque window to front. Low flush WC and pedestal wash hand basin. Amtico flooring, radiator and ceiling light.

First Floor Landing

Carpeted stair case leading from ground floor hallway. Storage cupboard. Access to all first floor rooms. Loft access.

Bedroom One

11'0" x 9'8"
UPVC double glazed window to front. Bespoke fitted wardrobes. Carpet, ceiling lights and radiator. Access to En-suite bathroom.

En Suite

6'5" x 6'1"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; walk in twin shower cubicle, low flush WC and pedestal wash hand basin. Tiled wall and floors.

Bedroom Two

9'10" x 9'8"
UPVC double glazed window to rear. Bespoke fitted wardrobe. Carpet, ceiling lights and radiator.

Bedroom Three

9'2" x 6'10"
UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

Bathroom

7'3" x 5'6"
UPVC double glazed opaque window to front. Three piece bathroom suite comprising; panel bath with shower above, low flush WC and pedestal wash hand basin. Tiled walls and floors.

Front Exterior

Lawn to front with paved pathway. Driveway to side with access to detached garage.

Rear Exterior

Fantastic family size rear garden with fenced boundaries and lawn area with striking paving/patio and seating area

Detached Garage

18'0" x 9'3"
Brick built single detached garage. Up and over door to front.

Separate utility room to rear with door leading to rear garden.

Further Details

Jones Homes Build - House Model 'The Baycliffe - A'
EPC Rating C
Council Tax Band - D - Wyre Borough Council
NHBC Warranty

