

Road Map



Hybrid Map



Terrain Map



Floor Plan



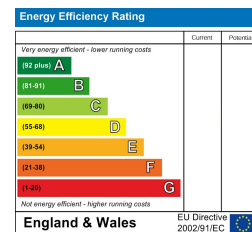
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Viewings

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.

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Energy Efficiency Graph



8 Garden Close
 , Poulton-Le-Fylde, FY6 7JP

Offers In The Region Of £240,000



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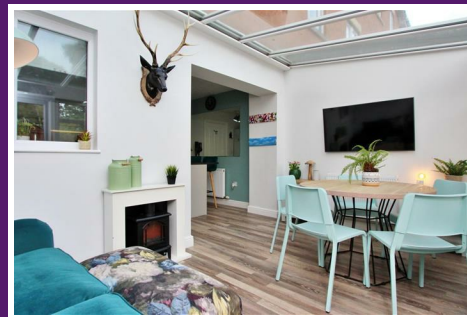
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Hallway

UPVC double glazed composite front door. Access to all ground floor rooms and access to integral garage. Stairs to side leading to first floor landing. Karndean flooring, ceiling lights and radiator.

Ground Floor WC

UPVC double glazed opaque window to front. Low flush WC and hand was basin. Karndean flooring, radiator and ceiling light.

Kitchen

15'0" x 9'3"
UPVC internal double glazed window. Open access through to extended dining room/sun room. Range of wall and base units with complimentary worktops above. Porcelain sink with drainer and mixer tap above. Integral double oven. Four ring gas hob with wall mounted extractor fan above. Integral dishwasher. Free standing kitchen island/breakfast bar. Karndean flooring, ceiling lights and radiator.

Dining Room/Sun Room

13'11" x 8'7"
UPVC double glazed windows to rear. UPVC double glazed French style patio doors providing access to rear garden. Glass roof. Open access from kitchen. Karndean flooring, ceiling lights and radiator.

Integral Garage

17'4" x 9'0"
Up and over garage door to front. Plumbed for washing machine and space for tumble dryer. Internal hose pipe tap to allow gardening/car washing to the front drive.

First Floor Landing

Access to all first floor rooms. Stairs to side leading to second floor. Carpet and ceiling lights.

Lounge

15'1" x 14'6"
UPVC double glazed window to front. UPVC double glazed French style patio doors providing access to front facing balcony. Open staircase leading to first floor landing. Carpet, ceiling light and radiator.

Balcony

Metal frame balustrade and wooden decked flooring.

Bedroom Two

12'9" x 8'7"
UPVC double glazed window to rear. Carpet, ceiling light and radiator

Family Bathroom

9'5" x 6'5"
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising: panel bath with shower and glass partition. Low flush WC and pedestal wash hand basin. Radiator, ceiling lights and tiled floor.

Second Floor Landing

Access to all second floor rooms. Airing cupboard. Carpet and ceiling lights

Master Bedroom

12'5" x 9'1"
UPVC double glazed window to front. Bespoke, floor to ceiling fitted wardrobes with high glass finish. Access to en-suite. Carpet, ceiling lights and radiator.

En-Suite

6'6" x 5'6"
UPVC double glazed opaque window to front. Three piece bathroom suite comprising; corner shower cubicle, low flush WC and pedestal wash hand basin. Tiled floor. Ceiling light and radiator.

Bedroom Three

12'9" x 8'6"
UPVC double glazed window to rear. Bespoke fitted wardrobes. Carpet, ceiling light and radiator

Bedroom Four/Home Office

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

Front Exterior

Off road parking for one car. Visitor parking spaces available to front.

Rear Exterior

Low maintenance, stepped rear garden. Paved throughout with raised surrounds

Key Details

Tenure: Leasehold
Lease Term - 999 Years from 1st January 2006
Annual Ground Rent is currently £200.00 per annum
Annual Maintenance Fee currently £180.00 per annum.
EPC Rating C
Council Tax Band - D

