

Road Map



Hybrid Map

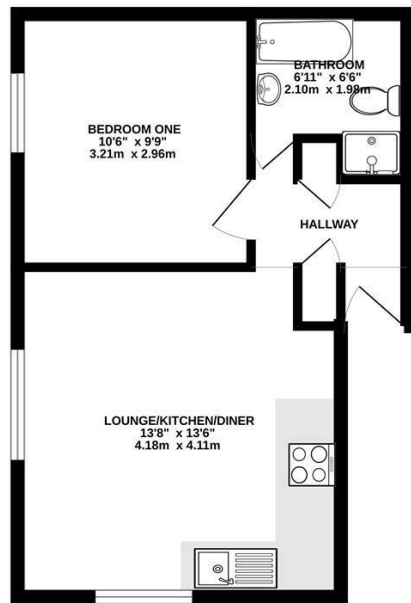


Terrain Map



Floor Plan

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



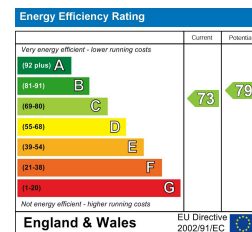
TOTAL FLOOR AREA: 362 sq.ft. (33.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is to be given as to their operability or efficiency on the date.
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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.

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



59 Breck Road
, Poulton-Le-Fylde, FY6 7AQ

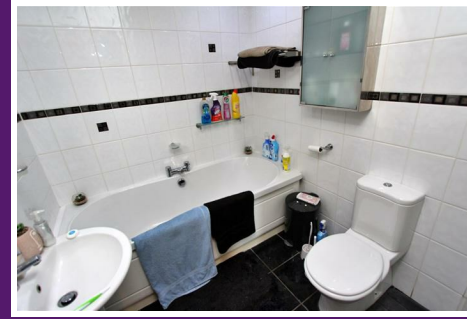
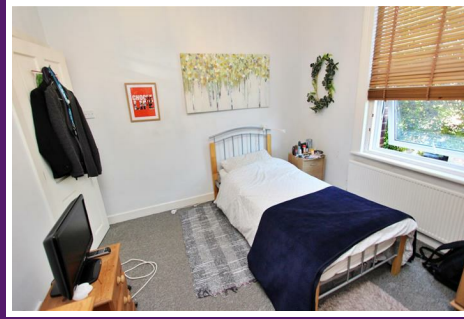
£595



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£595



Communal Area

External staircase leading from rear car park to communal corridor.

Hallway

Small hallway with storage cupboard and utility cupboard housing washing machine. Open access through to Lounge/Kitchen/Diner.

Lounge/Kitchen/Diner

13'8" x 13'5"

UPVC double glazed window to side and rear. Range of wall and base units with complementary worktops above. Integral fridge & freezer. Electric hob with electric oven beneath and extractor fan above. Hardwood flooring throughout, ceiling lights and radiator.

Bedroom One

10'6" x 9'8"

UPVC double glazed window to side. Ceiling lights, hardwood flooring and radiator.

Bathroom

6'10" x 6'5"

Four piece bathroom suite comprising; panel bath, walk in shower cubicle, pedestal wash hand basin and low flush WC. Tiled walls and floor.

other information

EPC Rating - C

Council Tax Band - A - Wyre Borough Council

Gas Central Heating

Double Glazed

iMove Lettings (Fylde) Ltd are members of The Property Ombudsman for Residential Lettings redress scheme

Please note a holding deposit of £50 per applicant will

required to reserve the property. The terms of the holding deposit will be set out in writing before payment of this is requested. Any holding deposit taken will not be more than one weeks rent.

