

Road Map



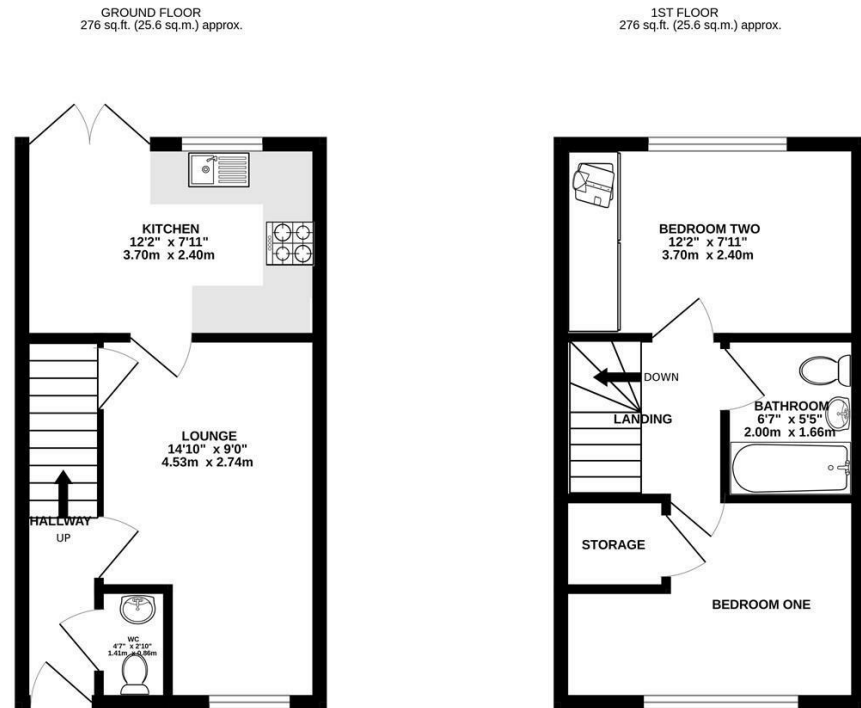
Hybrid Map



Terrain Map



Floor Plan



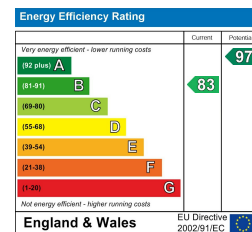
TOTAL FLOOR AREA: 552 sq.ft. (51.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



6 Carnelian Close

, Poulton-le-Fylde, FY6 7YT

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# 6 Carnelian Close

, Poulton-le-Fylde, FY6 7YT

Offers In The Region Of £165,000



## Hallway

Door to front providing access from front driveway. Wood effect laminate flooring, ceiling light and radiator. Access to ground floor rooms and stairs to front.

## Ground Floor WC

4'7" x 2'9"  
UPVC double glazed opaque window to front. Low flush WC and pedestal wash hand basin. Laminate wood flooring, ceiling light and radiator.

## Lounge

14'10" x 8'11"  
UPVC double glazed window to front. Through access to kitchen. Under stairs storage cupboard. Laminate wood flooring, ceiling light and radiator.

## Kitchen

12'1" x 7'10"  
UPVC double glazed window to rear. UPVC French style patio doors leading to rear garden. Range of wall and base units with worktop above. Stainless steel sink unit with mixer tap above. Four ring gas hob with electric oven beneath and extractor fan above. Plumbed for washing machine. Cupboard housing boiler. Laminate wood flooring, ceiling light and radiator.

## First Floor Landing

Access to all first floor rooms. Loft access. Carpets and ceiling light.

## Bedroom One

12'1" x 8'5"  
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

## Bedroom Two

12'1" x 7'10"  
UPVC double glazed window to front. Fitted storage cupboard. Carpet, ceiling light and radiator.

## Bathroom

6'6" x 5'5"  
Three piece bathroom suite comprising; panel bath with shower above, low flush WC and pedestal wash hand basin. Vinyl flooring, ceiling lights and radiator.

## Front Exterior

Two allocated parking spaces to front. Access to rear garden from side ginnel.

## Rear Exterior

Paved patio area and sloped garden.

## Further Information

Tenure - Freehold  
EPC Rating B  
Council Tax Band - B - Wyre Borough Council  
Built Circa 2018

