

Road Map



Hybrid Map

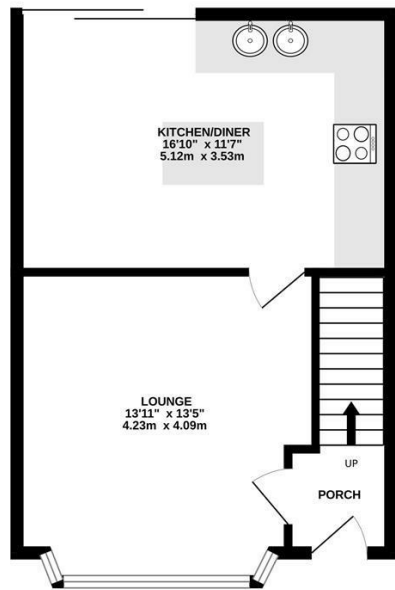


Terrain Map

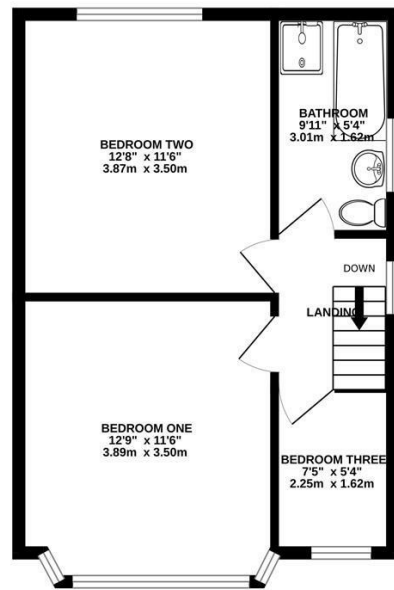


Floor Plan

GROUND FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



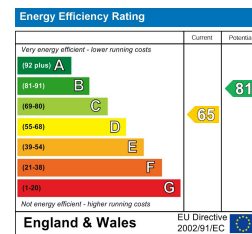
TOTAL FLOOR AREA: 837 sq.ft. (77.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 as to their operability or efficiency can be given.  
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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



15 Rutland Avenue  
, Poulton-Le-Fylde, FY6 7SB

Offers In The Region Of ~~£235,000~~ **£200,000** 1 1 D



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# 15 Rutland Avenue

, Poulton-Le-Fylde, FY6 7SB

## Offers In The Region Of £235,000



### Porch

UPVC door providing access from front driveway. Stairs to front leading to first floor landing. Wood effect laminate flooring and ceiling light. UPVC double glazed window to side.

### Lounge

13'10" x 13'5"  
UPVC double glazed bay window to front. Wood effect laminate flooring, wall lights and radiator. Under stairs storage.

### Kitchen/Diner

16'9" x 11'6"  
UPVC double glazed window to rear. Bi-folding doors to rear. Range of wall and base units with black quartz worktops above. Five ring gas hob with electric oven beneath and extractor above. Integral microwave oven, grill and single oven. Integral fridge and freezer. Integral dishwasher. Plumbed for washing machine. Central kitchen island. Sunken stainless steel sink unit with mixer tap above. Tiled floor, ceiling lights and radiator.

### Landing

Stairs leading from ground floor porch. UPVC double glazed window to side. Access to all first floor rooms. Loft access. Carpet, ceiling light and radiator.

### Bedroom One

12'9" x 11'5"  
UPVC double glazed bay window to front. Carpet, ceiling lights and radiator.

### Bedroom Two

12'8" x 11'5"  
UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

### Bedroom Three

7'4" x 5'3"  
UPVC double glazed window to front. Carpet, ceiling lights and radiator.

### Bathroom

9'10" x 5'3"  
UPVC double glazed opaque window to side. Four piece bathroom suite comprising; walk in shower with glass partition, panel bath, pedestal wash hand basin and low flush WC. Tiled wall and floors, ceiling lights and towel heater. Tiled walls and floor.

### Front Exterior

Indian paved driveway to front and side.

### Rear Exterior

Indian paved garden with decked patio area. Single garage accessible from rear garden and driveway.

### Further Information

Tenure - Freehold  
Council Tax Band - C - Wyre Borough Council  
EPC Rating D  
UPVC Double Glazed

