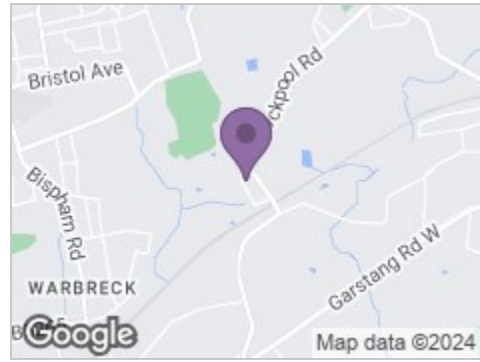


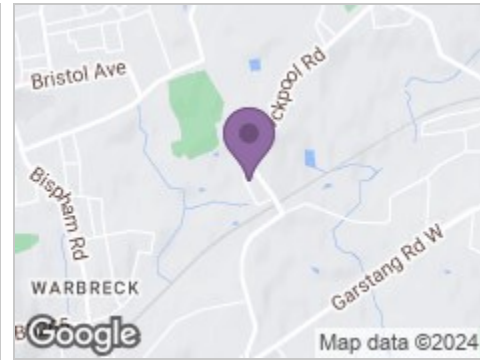
Road Map



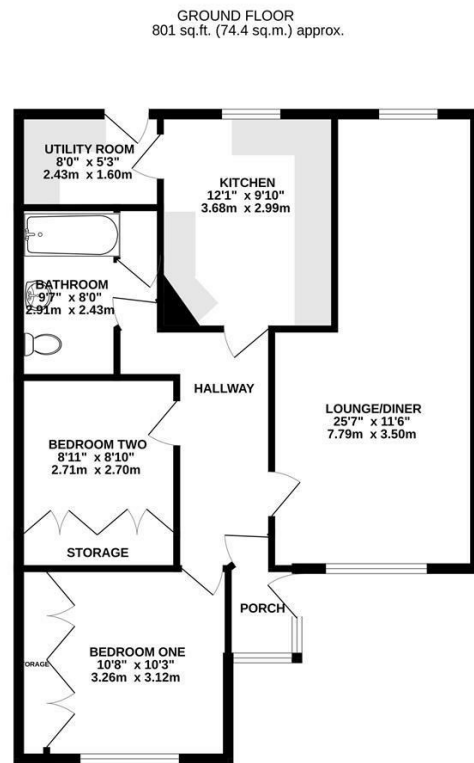
Hybrid Map



Terrain Map



Floor Plan



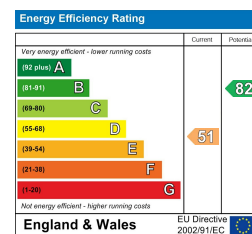
TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for 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



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, Poulton-Le-Fylde, FY6 7QX

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Porch

Door to side providing access to porch. Internal door leading into property.

Hallway

Doors to all rooms. Carpet, ceiling light and radiator.

Lounge/Diner

25'6" x 11'5" (at widest points)
UPVC double glazed windows to front, side and rear.
Electric fire. Carpet, ceiling lights and radiator.

Bedroom One

10'8" x 10'2"
UPVC double glazed window to front and side. Fitted wardrobe. Carpet, ceiling light and radiator.

Bedroom Two

8'10" x 8'10"
UPVC double glazed window to side. Fitted wardrobe. Carpet, ceiling light and radiator.

Bathroom

9'6" x 7'11"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; raised bath, pedestal wash hand basin and low flush WC. Cupboard housing water cylinder. Carpet, ceiling light and radiator.

Kitchen

12'0" x 9'9"
UPVC double glazed window to rear. Wall and base units with worktop above. Freestanding gas cooker. Stainless steel sink unit. Plumbed for washing machine. Tiled wall and floors. Access through to Utility Room. Ceiling light and radiator.

Utility Room

7'11" x 5'2"
UPVC double glazed window to rear. UPVC door to rear providing access to rear garden. Wall and base units. Boiler. Tiled wall and floors and ceiling light.

Front Exterior

Lawned garden with established plants and shrubs. Paved driveway providing single file off road parking two vehicles. Side access leading to garage and rear garden

Rear Exterior

Lawned rear garden with established plants, trees and shrubs and paved patio and foot path. Access to brick built single garage

Further Information

Tenure - Freehold
Council Tax Band - D - Wyre Borough Council
UPVC Double Glazing
Gas Central Heating

