

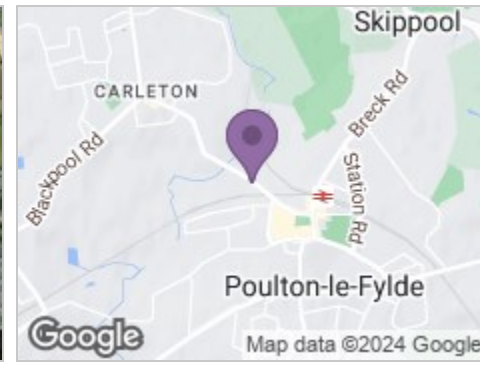
Road Map



Hybrid Map



Terrain Map



Floor Plan



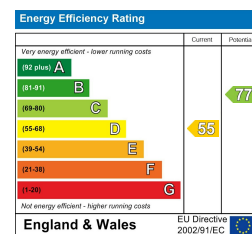
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation 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



45 Tithebarn Street
, Poulton-Le-Fylde, FY6 7BY

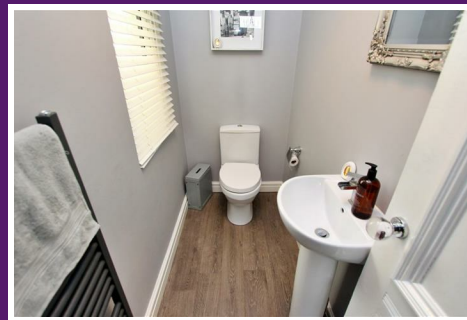
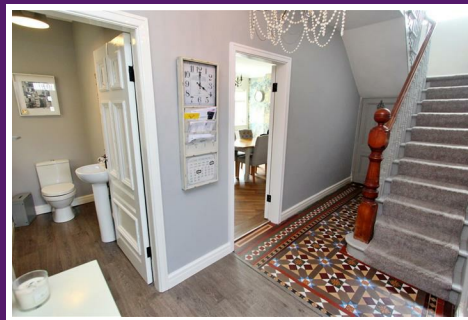
Offers In The Region Of £375,000 3 2 2



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, Poulton-Le-Fylde, FY6 7BY

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Entrance Hallway

Door to front providing access into ground floor entrance hallway. Spacious and bright providing access to ground floor rooms. UPVC double glazed window to side. Quickstep laminate flooring and original tiled flooring. Stairs to side leading to first floor landing. Under stairs storage cupboard. Ceiling light and radiator.

Lounge

13'9" x 11'11"
UPVC double glazed bay window to front. Contemporary fireplace housing log burner. Quickstep wood effect laminate flooring, ceiling light and radiator.

Ground Floor WC

7'10" x 3'3"
UPVC double glazed opaque window to side. Low flush WC and pedestal wash hand basin. Quickstep wood effect laminate flooring, towel heater and ceiling light.

Dining Room

15'10" x 11'10"
UPVC double glazed window to rear. Contemporary fire place housing electric effect faux log burner. Karndean flooring, ceiling light and radiator. Internal double doors leading to Kitchen.

Kitchen

13'6" x 11'8"
UPVC double glazed windows to side. Stylish shaker style kitchen providing a range of wall and

base units with complimentary quartz worktops above. Freestanding Belling gas cooker with matching extractor hood above. Integral fridge and freezer. Sunken stainless steel sink unit and drainer with mixer tap above. Integral dishwasher. Access through to Utility Room. Karndean flooring, ceiling lights and radiator.

Utility Room

11'8" x 7'3"
UPVC double glazed opaque window to side. Composite door providing access to rear garden. Wall and base units with quartz worktops above. Sunken stainless steel sink unit with mixer tap above. Plumbed for washing machine. Space for tumble dryer. Baxi combi boiler. Karndean flooring, ceiling lights and radiator.

First Floor Landing

Spindled stair case from ground floor hallway provides access to first floor landing. UPVC double glazed window with opaque glass to side. Access to all first floor rooms. Access to storage cupboard. Loft access. Carpeted stairs and landing and ceiling lights.

Bedroom One

13'9" x 11'11"
UPVC double glazed bay window to front. Carpet, ceiling lights and radiator. Access through to En-Suite Master Bathroom

En-Suite Master Bathroom

13'6" x 12'2"
UPVC double glazed opaque windows to front. Spacious four piece bathroom suite comprising; walk in twin show unit with rainfall shower above and glass partition, freestanding open ended oval bathtub, his and hers wash hand basin with cabinet storage beneath and low flush WC. Vinyl flooring, ceiling lights and radiator.

Bedroom Two

11'9" x 8'5"
UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

Bedroom Three

10'4" x 11'10"
UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

Shower Room

6'3" x 3'4"
UPVC double glazed window with opaque glass to rear. Three piece suite comprising; single shower unit with electric shower above, pedestal wash hand basin and low flush WC.

Exterior

Off road parking for two cars. Segmented rear and side garden with paved patio, paved children's play area, artificial lawn and newly laid soil with grass seed.

Further Information

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

