

Road Map



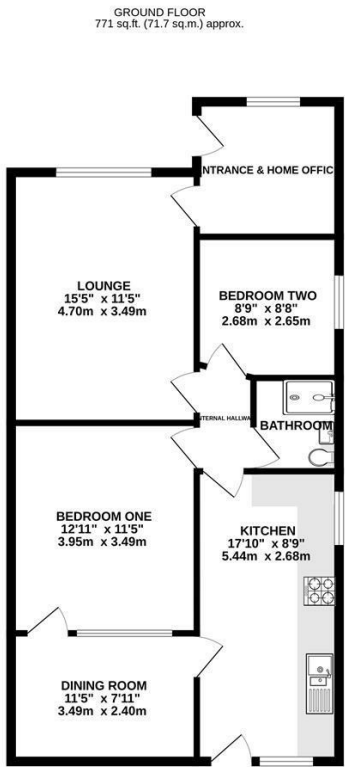
Hybrid Map



Terrain Map



Floor Plan



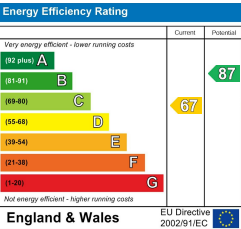
TOTAL FLOOR AREA: 771 sq.ft. (71.7 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



62 Holts Lane

, Poulton-Le-Fylde, FY6 8HW

£185,000



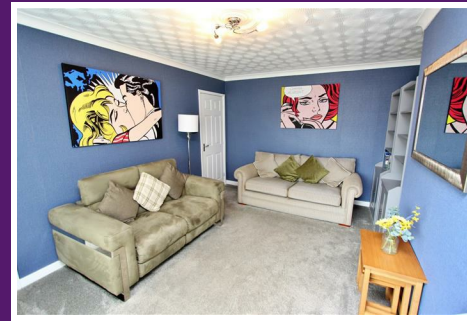
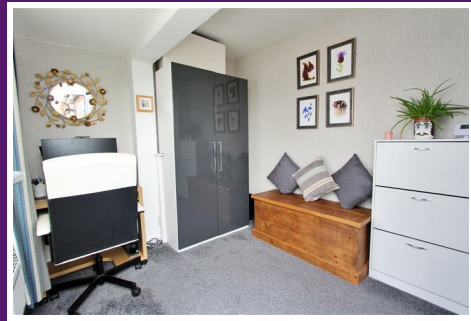
**imove**  
SALES & LETTINGS



# 62 Holts Lane

, Poulton-Le-Fylde, FY6 8HW

£185,000



## Entrance/Home Office

8'9" x 6'6"

UPVC door to side providing access from stepped front garden. UPVC double glazed window to front. Access through to Lounge. Current owner uses the room as a spacious and bright home office.

## Lounge

15'5" x 11'5"

UPVC double glazed window to front. Through access to Internal Hallway and all other rooms. Carpet, ceiling lights and radiator.

## Internal Hallway

Access to all rooms. Loft access. Laminate flooring and ceiling lights.

## Bedroom Two

8'9" x 8'6"

UPVC double glazed window to side. Carpet, ceiling light and radiator.

## Bathroom

5'3" x 5'3"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; walk in shower with glass partition, low flush WC and wash hand basin. Plastic cladding to walls. Vinyl flooring, ceiling light and radiator.

## Bedroom One

13'0" x 11'5"

Fitted wardrobes. Carpet, ceiling light and radiator. Internal glazed window and door providing access to rear Dining Room.

## Dining Room

11'5" x 8'0"

UPVC double glazed window to rear. Carpet, ceiling lights and radiator. Access through to Kitchen.

## Kitchen

18'4" x 8'9"

UPVC double glazed windows to rear and side. Range of wall and base units with complimentary worktops above. Gas hob with extractor above. Integral electric oven at waist height. Stainless steel sink unit. Plumbed for washing machine. Space for tumble dryer. Space for dishwasher. Space for under counter fridge or freezer. Vinyl flooring, ceiling light and radiator.

## Front Exterior

Inclined front garden with feature gravel display. Printed concrete driveway to side and path leading to front door.

## Rear Exterior

Paved rear garden with raised flower beds surrounding. Single garage with power and lighting.

## Further Information

Tenure - Freehold

EPC Rating - D

Council Tax Band - C - Wyre Borough Council

Gas Central Heating

Double Glazed Throughout

