

Road Map



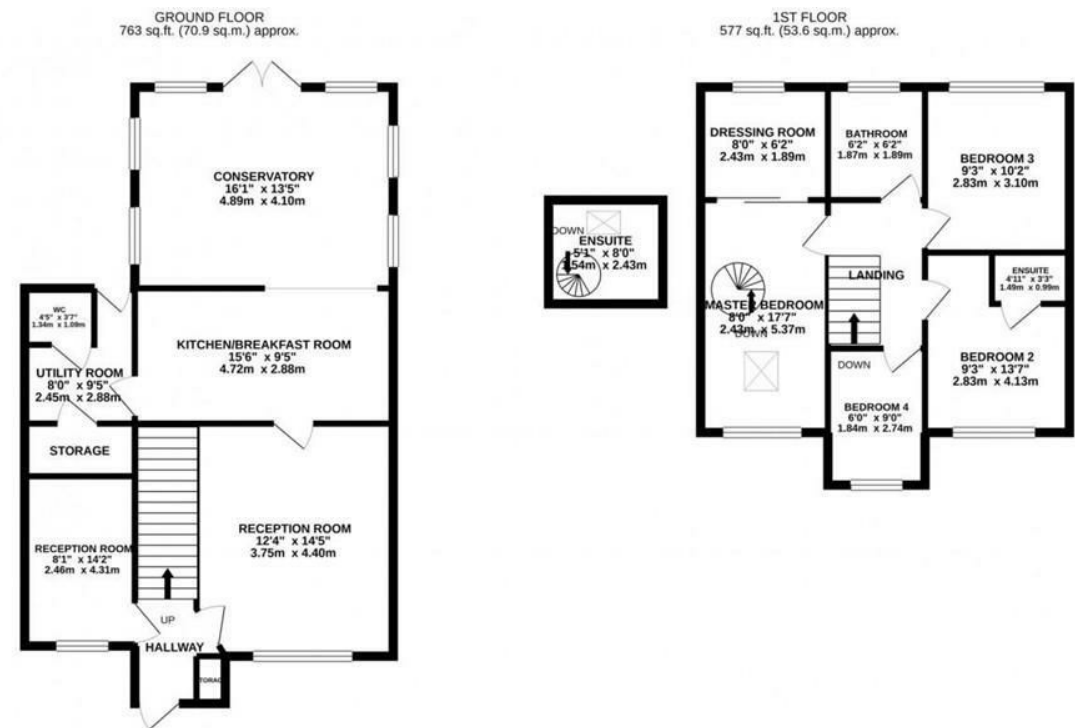
Hybrid Map



Terrain Map



Floor Plan



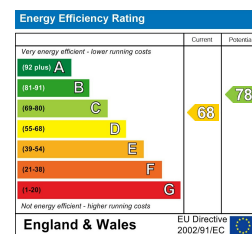
TOTAL FLOOR AREA : 1340 sq.ft. (124.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

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Energy Efficiency Graph



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7 Stoneygate

, Thornton-Cleveleys, FY5 3TN

Offers In The Region Of £340,000



# 7 Stoneygate

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## Offers In The Region Of £340,000



### Entrance Hallway

UPVC double glazed door to front. Stairs providing access to first floor landing. Cloak cupboard. Door matt carpeting, ceiling light and radiator. Access to ground floor rooms.

### Cinema/Sitting Room

14'1" x 8'0"  
UPVC double glazed window to front. Carpet, ceiling lights and radiator.

### Lounge

14'5" x 12'3"  
UPVC double glazed window to front. Wood effect laminate flooring. Access through to kitchen. Ceiling light, radiator and ceiling lights.

### Kitchen

15'5" x 9'5"  
Open aspect to brick built rear conservatory/dining room. Range of wall and base units with butcher block style worktops above. Central kitchen island with Industrial style incandescent hanging lights above. Composite sink unit with mixer tap above. Four ring gas hob with electric oven beneath and extractor fan above. Integrated dishwasher. Access through to utility room. Wood effect laminate flooring.

### Utility Room

9'5" x 8'0"  
UPVC door to rear providing access to rear garden. Wall and base units with butcher block style worktop above. Plumbed for washing machine. Space for tumble dryer. Storage cupboard. Wood effect laminate flooring throughout. Ceiling light and radiator. Access to WC.

### Ground Floor WC

4'4" x 3'6"  
UPVC opaque window to side. Low flush WC and pedestal wash hand basin. Wood effect laminate flooring, ceiling lights and radiator.

### Conservatory

16'0" x 13'5"  
UPVC double glazed windows to side and rear. French Style patio doors to rear. Velux skylights to side. Wood effect laminate flooring throughout. Underfloor heating. Wall lights and radiator. Access to rear garden.

### First Floor Landing

Stair case from ground floor hallway leading to first floor landing. Access to all first floor rooms. Carpet and ceiling light.

### Bedroom One

17'7" x 7'11"  
UPVC double glazed window to front. Vaulted ceiling with skylights and En Suite bathroom to 2nd floor mezzanine, accessed via spiral staircase. Walk in dressing room with sliding doors access. Carpet, ceiling lights and radiator.

### En Suite (Mezzanine Level)

7'11" x 5'0"  
Sky lights to ceiling. Access from spiral staircase from Bedroom One. Three piece bathroom suite comprising; freestanding oval bath, low flush WC and oval counter top wash hand basin. Wood effect tiles to wall and floor.

### Bedroom Two

9'3" x 13'6"  
UPVC double glazed window to front. Carpet, ceiling

light and radiator. En suite bathroom comprising walk in single shower cubicle and pedestal wash hand basin. Vinyl flooring and ceiling lights.

### Bedroom Three

10'2" x 9'3"  
UPVC double glazed window to rear. Bespoke floor to ceiling wardrobes. Carpet, ceiling light and radiator

### Bedroom Four

8'11" x 6'0"  
UPVC double glazed window to front. Wood effect laminate flooring, ceiling light and radiator. Currently used as Office/Study

### Family Bathroom

6'2" x 6'1"  
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with shower above, low flush WC and cabinet wash hand basin. Ceiling lights and LED plinth lights to bath. Vinyl flooring, tiled walls and chrome towel heater.

### Front Exterior

Paved front driveway providing off road parking. Corner front lawn with established tropical plants.

### Rear Garden

Paved rear garden with raised decked area providing; fitted bar and seating area to one side and undercover secluded seating to the opposite site. Well established tropical plants throughout. Paved patio either side of conservatory providing exterior dining.

### Further Information

Tenure - Freehold  
Council Tax Band - E - Wyre Borough Council  
EPC Rating - D  
Double Glazed Throughout  
Gas Central Heating

