

Road Map



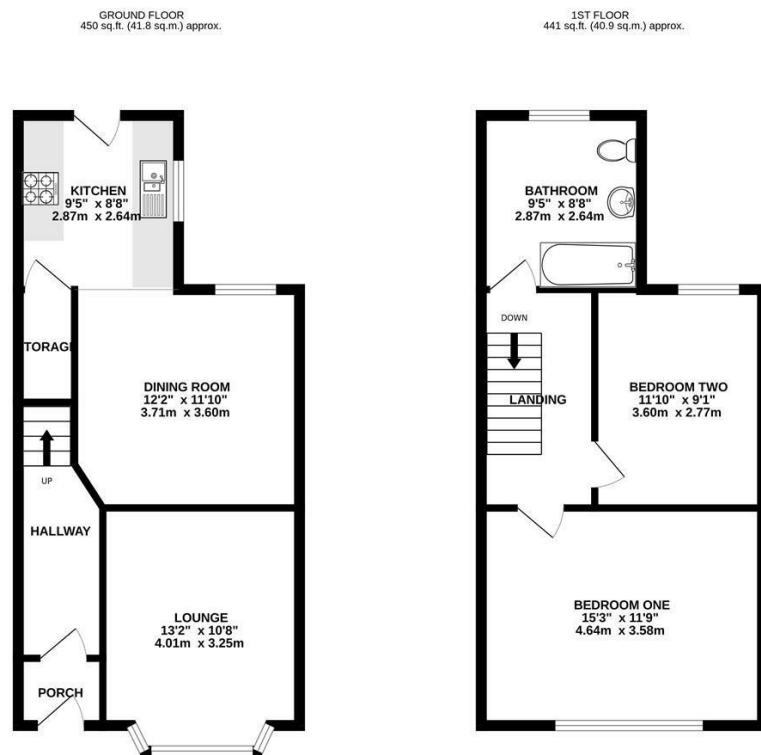
Hybrid Map



Terrain Map



Floor Plan



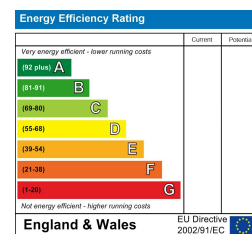
TOTAL FLOOR AREA: 891 sq ft. (82.7 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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.
 Made with Metropac 02/24

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 Park Road
 , Poulton-Le-Fylde, FY6 7JD

Offers In The Region Of £290,000 2 1 2



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Entrance Porch

Door to front providing access into entrance porch. Internal door providing access into hallway.

Hallway

Stairs to front leading to first floor landing. Access to ground floor rooms. Wood effect laminate flooring, downlighters and radiator.

Lounge

13'1" x 10'7"
UPVC double glazed bay window to front. Contemporary fire place housing real flame gas fire. Wall lights and ceiling lights. Carpet and radiator.

Dining Room

12'2" x 11'9"
UPVC double glazed window to rear. Laminate flooring throughout. Downlighters and radiator. Open access to kitchen.

Kitchen

9'4" x 8'7"
UPVC double glazed window to side. Door to rear providing access to rear garden. Range of wall and base units with complimentary worktops above. Composite sink unit with drainer and mixer tap above. Four ring gas hob with electric oven beneath and extractor fan above. Integrated fridge and freezer. Integral dishwasher. Integral washing machine. Wood effect laminate flooring throughout. Wall and ceiling lights and radiator.

First Floor Landing

Spindled stair case from ground floor hallway leading to first floor landing. Access to all first floor rooms and loft access. Carpet, downlighters and radiator.

Bedroom One

15'2" x 11'8"
UPVC double glazed window to front. Carpet, downlighters and radiator.

Bedroom Two

11'9" x 9'1"
UPVC double glazed window to rear. Carpet, downlighters and radiator.

Bathroom

9'4" x 8'7"
UPVC double glazed window with opaque glass to rear. Three piece bathroom suite comprising; panel bath with shower above and glass partition, pedestal wash hand basin and low flush WC. Tiled floor. Ceramic wall tiles. Radiator and downlighters

Front Garden

Walled front courtyard with mature shrubs and pathway.

Rear Garden

Low maintenance, private and sunny garden with high fences, artificial lawn and pebble patio. Side access from garden leads to side access road and garage.

Separate Garage

Single detached garage accessible from side alleyway located to rear of the property. Ideal for off road parking or storage.

Further Information

Tenure - Freehold
EPC Rating E
Council Tax Band - B - Wyre Borough Council

