

Road Map



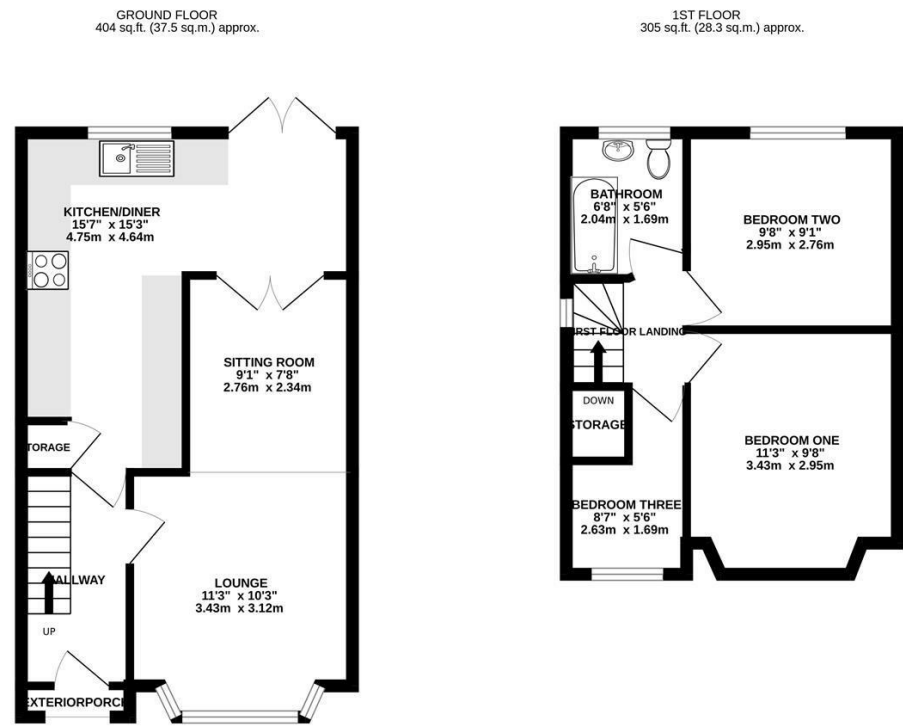
Hybrid Map



Terrain Map



Floor Plan



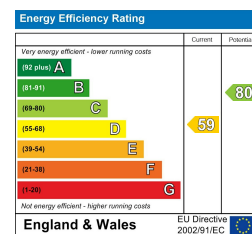
TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 is given as to their operability or efficiency can be given.
 Made with Metrepx 1/2021

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



36 Sefton Avenue
 , Poulton-Le-Fylde, FY6 8BL

Offers In The Region Of £220,000



36 Sefton Avenue

, Poulton-Le-Fylde, FY6 8BL

Offers In The Region Of £220,000



Hallway

Door to front providing access into property from external porch. Stairs to front providing access to first floor landing. Access to ground floor rooms. Ceiling light, radiator and vinyl flooring.

Lounge

11'3" x 10'2"
UPVC double glazed bay window to front. Feature fireplace housing real flame gas fire with quartz hearth, quartz back and contemporary surround. Open access to Sitting Room. Carpet, ceiling lights and radiator.

Sitting Room

9'0" x 7'8"
Internal double doors to rear leading through to Diner/Kitchen. Carpet, ceiling light and radiator.

Kitchen/Diner

15'7" x 15'2" (at widest points)
UPVC double glazed window to rear. UPVC French style patio doors to rear. Shaker style kitchen with range of wall and base units and complimentary butcher block style worktop above. Electric ceramic hob with electric oven beneath and extractor above. Composite sink unit with mixer tap above. Plumbed for washing machine. Fitted breakfast bar. Radiator, ceiling light and vinyl flooring.

First Floor Landing

UPVC double glazed opaque window to side. Access to all first floor rooms. Loft access. Carpet and ceiling light.

Bedroom One

11'3" x 9'8"
UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

Bedroom Two

9'8" x 9'0"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Three

8'7" x 5'6"
UPVC double glazed window to front. Carpet, ceiling light and radiator. In built storage above stairs. Presently presented as a dressing room.

Bathroom

6'8" x 5'6"
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; 'P' shaped panel bath with shower above and glass partition, pedestal wash hand basin and low flush WC. Neutrally tiled wall and floors and feature tiled wall in Bellagio Blu.

Front Exterior

Ample driveway for numerous vehicles to front. Access to side leading to detached single garage and gated access to rear garden

Garage

Segmented concrete garage with flat timber roof. Up and over garage door to front.

Rear Exterior

Paved patio rear with timber flower beds surround. Stepped garden with gravel and soil ideal for new turf to be laid.

Further Information

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

