

Road Map



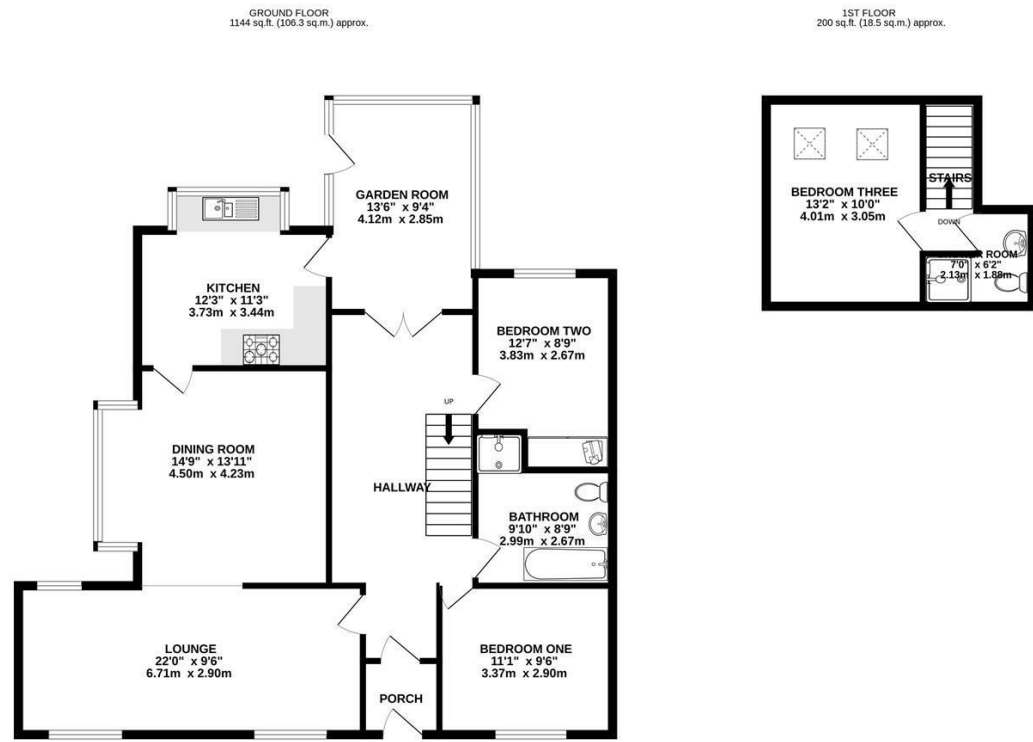
Hybrid Map



Terrain Map



Floor Plan



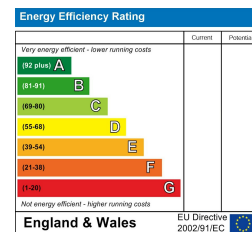
TOTAL FLOOR AREA: 1343 sq.ft. (124.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

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



155 Breck Road
 , Poulton-Le-Fylde, FY6 7HJ

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Porch

Door to front providing access from front garden into property.

Mosaic tiled floor. Internal door leading into hallway

Hallway

Access to all internal rooms. Architecturally designed stair case leading to first floor. Wood effect laminate flooring throughout. Range of wall and ceiling lights and radiator.

Lounge

22'0" x 9'6"

Open access from dining room. Double glazed window to front and side. Electric fireplace with contemporary surround. Traditional radiator and Sureline skirting level perimeter radiator. Wood effect laminate flooring and ceiling lights.

Dining Room

14'9" x 13'10"

Open access from lounge. UPVC double glazed bay window to side. Hanging ceiling light over dining area. Sureline skirting level perimeter radiator and wood effect laminate flooring.

Kitchen

12'2" x 11'3"

UPVC double glazed window to side. UPVC double glazed bay window to rear. Range of wall and base units with complimentary worktops above. Stainless steel sink unit with mixer tap above. Integral dishwasher. Five ring gas hob with extractor fan above. Integral oven and integral

microwave oven. Tiled floor, radiator and ceiling light.

Garden Room

13'6" x 9'4"

UPVC double glazed window to side and rear. UPVC door to side providing access to rear garden. Tiled floor.

Bedroom One

11'0" x 9'6"

Double glazed window to front. Carpet, ceiling light and radiator.

Bathroom

9'9" x 8'9"

UPVC double glazed window with opaque glass to side. Five piece bathroom suite comprising; panel bath, low flush WC, bidet, pedestal wash hand basin and single shower unit. Tiled wall and floor. Towel heater and ceiling light.

Bedroom Two

12'6" x 8'9"

UPVC double glazed window to rear. Fitted wardrobes with sliding doors. Carpet, ceiling light and radiator.

First Floor Landing

Access from stair case to hallway. Velux skylight to roof. Cupboard housing combi gas boiler. Access to first floor rooms. Carpet and ceiling light.

Bedroom Three

13'1" x 10'0"

Velux skylight to rear. Carpet, ceiling light and

radiator. In built shelf storage and access to eaves.

Shower Room

6'11" x 5'2" (at widest point)

Velux skylight to side. Three piece bathroom suite comprising; walk in shower cubicle with mains shower above, pedestal wash hand basin and low flush WC.

Front Exterior

Walled front garden with central pathway and established plants, hedges and shrubs. Driveway to side providing off road parking and access to garage and rear garden.

Garage

Extended brick built garage with pitched slate roof housing; garage/workshop, laundry room and coal storage. Power, lighting and plumbing.

Rear Exterior

Lovingly maintained sunny rear garden. Paved patio area leading out from garden room. Central lawn with established fruit trees, hedges and shrubs

Further Information

Tenure - Freehold
Council Tax Band - E
Gas Central Heating
Double glazed throughout

