

Road Map



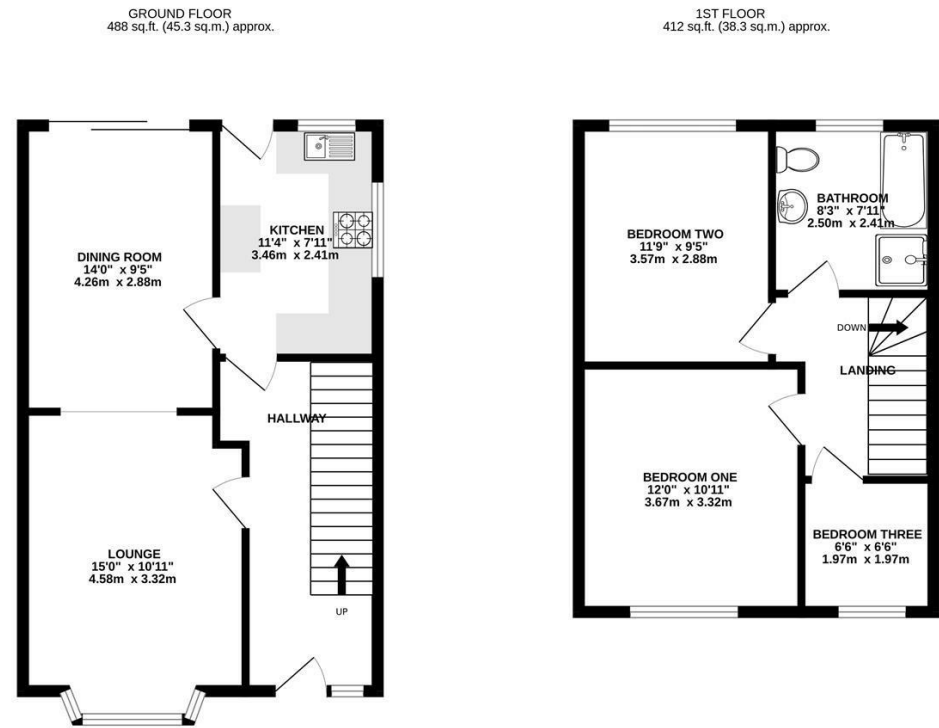
Hybrid Map



Terrain Map



Floor Plan



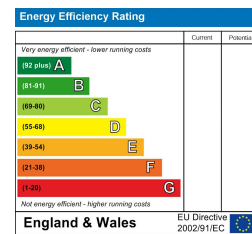
TOTAL FLOOR AREA: 900 sq.ft. (83.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



11 Westby Way  
 , Poulton-Le-Fylde, FY6 8AD

Offers In The Region Of £180,000



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## Hallway

External door providing access. Stairs to front leading to first floor landing. Access to ground floor rooms.

## Lounge

15'0" x 10'10"

UPVC double glazed bay window to front. Open access to Dining Room.

## Dining Room

13'11" x 9'5"

Sliding doors to rear providing access to rear garden.

## Kitchen

11'4" x 7'10"

UPVC double glazed window to side and rear. UPVC door to rear providing access to rear garden. Stainless steel sink unit. Gas hob. Wall and base units with worktops above. Gas boiler. Plumbed for washing machine.

## First Floor Landing

Access to all first floor rooms and loft access.

## Bedroom One

12'0" x 10'10"

UPVC double glazed bay window to front. Fitted bedroom furniture.

## Bedroom Two

11'8" x 9'5"

UPVC double glazed window to rear. Fitted bedroom furniture.

## Bedroom Three

6'5" x 6'5"

UPVC double glazed bay window to front.

## Bathroom

8'2" x 7'10"

UPVC double glazed window to rear. Four piece bathroom suite comprising; panel bath, single shower unit, pedestal wash hand basin and low flush WC.

## Front Exterior

Front driveway allowing off road parking.

## Rear Exterior

Extensive rear garden with ample potential. Brick built single garage

## Further Information

Tenure - Freehold

Council Tax Band - C - Wyre Borough Council

EPC Rating TBC

Double Glazed

Gas Central Heating

