

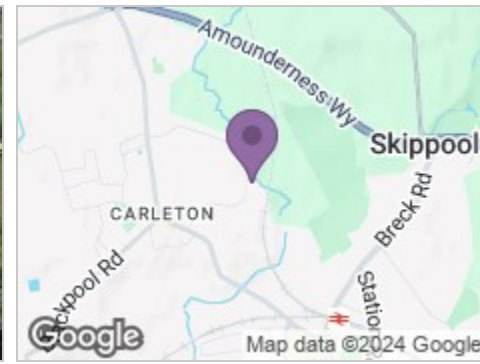
Road Map



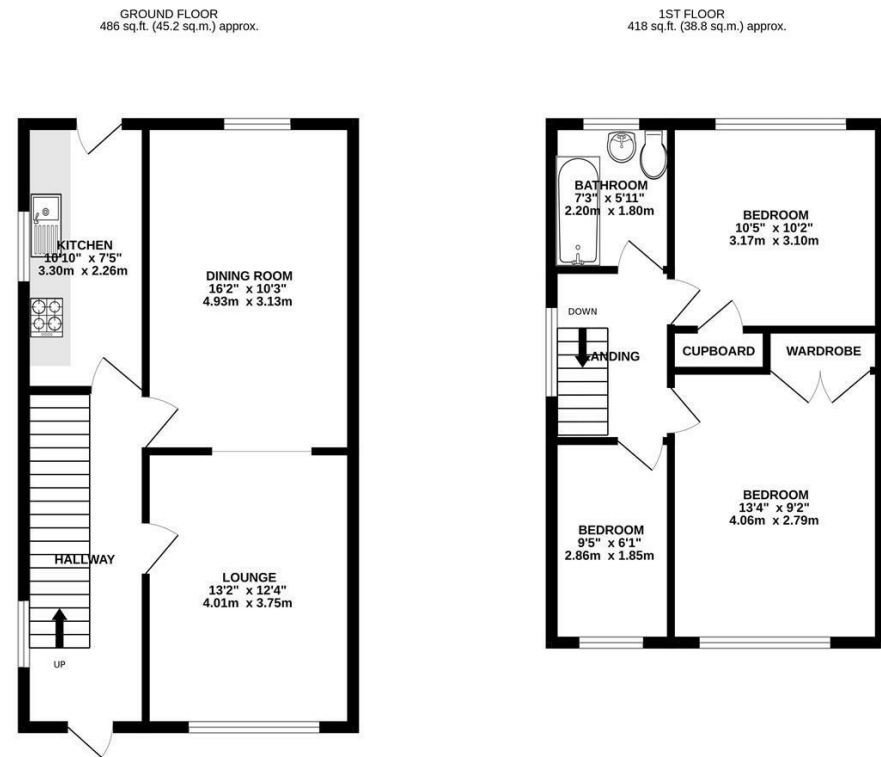
Hybrid Map



Terrain Map



Floor Plan



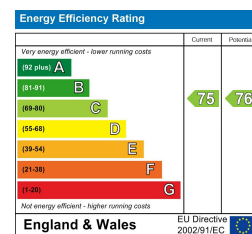
TOTAL FLOOR AREA: 905 sq.ft. (84.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
 Made with Metropix 02/2024

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



5 Knaresborough Close

Carleton, Poulton-le-fylde, FY6 7SJ

Offers In The Region Of £155,000 3 1 1 C



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Garage

Single detached brick built garage with up and over door, power and lighting

Other Details

Council Tax Band - C (approx £1356 per annum)

Washing machine and tumble dryer are in operation but will not be replaced if they break down

Entrance

UPVC double glazed front door with leaded stained opaque window and window to the side leads into;

Hallway

Spacious hallway with UPVC double glazed window to the side elevation, staircase leading to the first floor, radiator, under stairs storage cupboard, further large storage cupboard, doors to;

Ground Floor WC

Opaque UPVC double glazed window to the side elevation, two piece white suite comprising; wash hand basin and WC, half tiled walls, radiator

Reception Room 1

13'5" x 10'3"

UPVC double glazed window to the front elevation, radiator, contemporary wall mounted electric fire with remote control, TV and telephone points, skirting boards and coving, large archway to;

Reception Room 2

13'5" x 9'1"

UPVC double glazed window to the rear elevation, radiator, skirting boards and coving, door into kitchen

Kitchen

18'3" x 5'6"

Two UPVC double glazed windows to the side elevation & UPVC double glazed door and window to the rear garden. Extensive range of modern wall and base units with grey granite effect laminate work surfaces, integral gas hob with illuminated overhead extractor, integral double electric oven, integral dish washer. Integral fridge freezer and stainless steel sink with drainer. Splash back tiled walls and vinyl flooring.

First Floor Landing

Aforementioned staircase leads to the first floor landing, UPVC double glazed door to the side elevation, large airing cupboard housing newly installed Baxi combination central heating boiler, doors to;

Bedroom 1

14'6" x 9'7"

UPVC double glazed window to the front elevation, range of fitted bedroom furniture, radiator, skirting boards and coving

Bedroom 2

10'4" x 11'1"

UPVC double glazed window to the rear elevation with good views over the local countryside. Large wardrobe, radiator, skirting boards and coving

Bedroom 3

9'8" x 6'4"

UPVC double glazed window to the front elevation, radiator, skirting boards and coving (measurement incorporates a large fitted storage cupboard / child's wardrobe)

Shower Room

Opaque UPVC double glazed window to the rear elevation, 3 piece suite comprising; large double shower cubicle, pedestal wash hand basin and WC, wall mounted towel heater, fully tiled walls and vinyl flooring

Outside

Lawned front garden with plant and shrub borders, driveway leading down side of property to garage. Private lawned rear garden with patio area and mature plant, tree and shrub borders

