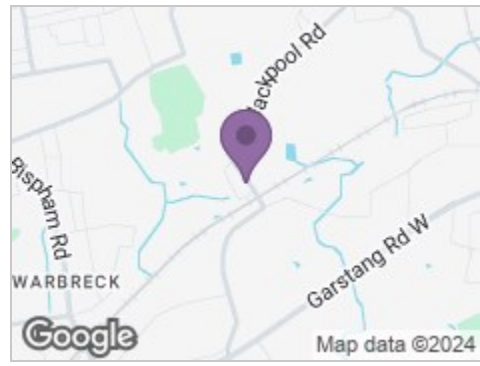


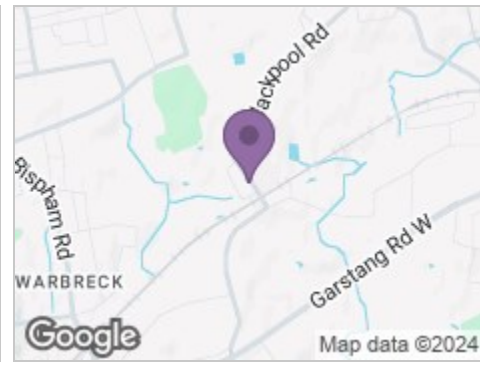
Road Map



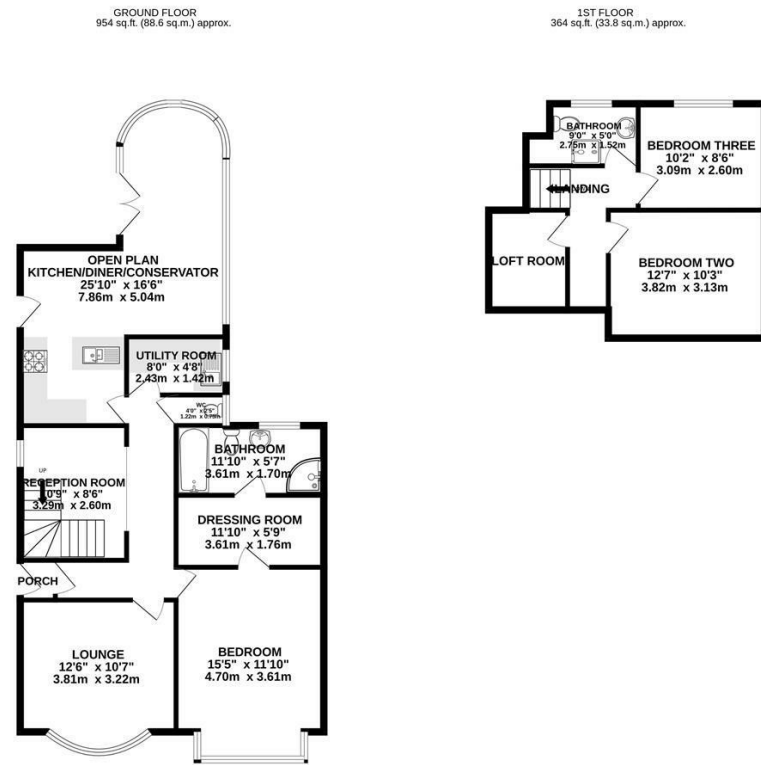
Hybrid Map



Terrain Map



Floor Plan



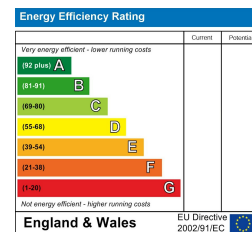
TOTAL FLOOR AREA: 1317 sq ft. (122.4 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the ground.  
 Made with Metapic 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



295 Blackpool Road  
 , Poulton-Le-Fylde, FY6 7QT

Offers Over £285,000



# 295 Blackpool Road

, Poulton-Le-Fylde, FY6 7QT

Offers Over £285,000



## Loft Room

Access to roof timbers and insulation. Combi boiler and ceiling light.

## Front Exterior

Ample driveway to front providing off road parking for numerous vehicles.

## Rear Garden

Over 200 foot South Facing rear garden with central lawn, garage, green house, orchard, vegetable patch and established trees and shrubs.

## Further Information

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

## Porch

Door to side providing access from driveway. Internal door leading into hallway.

## Hallway

Access to ground floor rooms. Carpet, ceiling light and radiator.

## Lounge

12'5" x 10'6"

UPVC double glazed bay window to front. Carpet, ceiling light, wall lights and radiator.

## Bedroom One

15'5" x 11'10"

UPVC double glazed window to front. Carpet, ceiling lights and radiator. Access to dressing room.

## Dressing Room

11'10" x 5'9"

Carpet ceiling light and radiator. Space for freestanding wardrobes.

## Bathroom

11'10" x 5'6"

UPVC double glazed opaque window to rear. Four piece bathroom suite comprising; panel bath, corner shower unit, pedestal wash hand basin and low flush WC. Tiled walls and floor. Ceiling light and towel heater.

## Reception Room

10'9" x 8'6"

Open access from hallway. Stair case to side leading to first floor landing. UPVC double glazed window to side. Carpet, ceiling light and radiator.

## WC

4'0" x 2'5"

UPVC double glazed opaque window to side. Low flush WC. tiled wall and floor. Ceiling light

## Utility Room

7'11" x 4'7"

UPVC double glazed window to side. Range of wall and base units with worktop above. Stainless steel sink unit. Plumbing for washing machine. Tiled wall and floor. Ceiling light.

## Open Plan Kitchen/Diner/Conservatory

25'9" x 16'6" (at widest points)

UPVC double glazed windows to side and rear. Doors to side leading to side driveway and rear garden. Range of wall and base units with complimentary worktops above. Freestanding gas cooker. 1.5 stainless steel sink unit. Tiled floor. Part tiled walls. Ceiling lights.

## First Floor Landing

Access to all first floor rooms.

## Bedroom Two

12'6" x 10'3"

UPVC double glazed window to front. Laminate flooring, ceiling light and radiator.

## Bedroom Three

10'1" x 8'6"

UPVC double glazed window to rear. Laminate flooring, ceiling light and radiator.

## Bathroom

9'0" x 4'11"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; single shower unit, low flush WC and pedestal wash hand basin. Tiled walls and ceiling lights.

