

Road Map



Hybrid Map



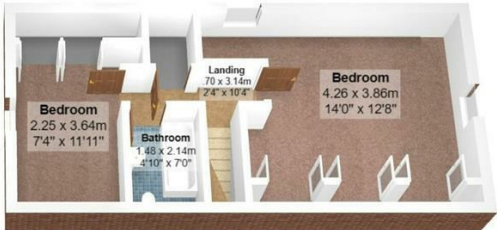
Terrain Map



Floor Plan



14, Robins Lane, Poulton-le-fylde, FY6 7QP



Total Area: 189.9 m<sup>2</sup> ... 2044 ft<sup>2</sup>

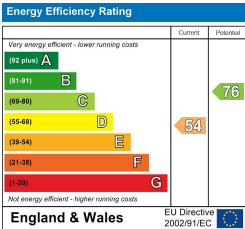
All measurements are approximate and for display purposes only

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.

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Energy Efficiency Graph



14 Robins Lane  
, Poulton-Le-Fylde, FY6 7QP

Offers In The Region Of £400,000  4  3  2  E



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# 14 Robins Lane

, Poulton-Le-Fylde, FY6 7QP

## Offers In The Region Of £400,000



### Hallway

Spacious entrance hallway linking living room, kitchen & dining room, two double bedrooms and shower room with stairway to first floor.

### Lounge

20'0" x 18'7"

Large lounge with UPVC double glazed windows and French doors into garden, fire in feature surround and radiator.

### Dining Room

14'5" x 11'0"

UPVC double-glazed bay window to side aspect, gas fire & book case. Open access to kitchen.

### Kitchen

12'8" x 12'5"

UPVC double glazed window to side. Modern fitted kitchen comprising range of wall mounted and base level units with laminate work surfaces. Featuring Miele fan oven and warming drawer, AEG four burner induction hob, dishwasher, American style fridge freezer and composite double sink and drainer with mixer tap. Open to dining space with doorway to sun lounge.

### Sun Room

14'6" x 12'10"

UPVC double glazed sun lounge offering panoramic view of private South West facing garden. Plumbed for washing machine and tumble dryer.

### Bedroom One

12'8" x 12'5"

UPVC double glazed window to front and side. Carpet, ceiling lights and radiator. Open access to En Suite & Dressing Room

### En-Suite & Dressing Room

12'0" x 8'6"

Spacious En-suite and dressing room with fitted wardrobes, bath, vanity wash basin, button flush W.C. & heated towel rail.

### Bedroom Two

12'8" x 10'7"

UPVC double glazed window to front and side.

### Shower Room

8'4" x 6'4"

UPVC double glazed opaque window to side. Tiled shower room comprising mains shower with both standard and rain heads, vanity hand wash basin, button flush W.C. & heated towel rail.

### First Floor

#### Bedroom Three

13'11" x 12'7"

Spacious double bedroom with double-glazed window to side aspect, Velux skylight, bookshelf and eaves storage area.

#### Bedroom Four

11'11" x 7'4"

UPVC double glazed window to front and side. Carpet, ceiling lights and radiator

### Bathroom

7'0" x 4'10"

UPVC double glazed opaque window to side. Tiled first floor bathroom comprising bath with electric shower above, pedestal wash basin, low flush W.C. & heated towel rail.

### Front Exterior

Established and charming front garden with

established plants and shrubs.

Tarmac driveway with off road parking for multiple vehicles.

Access to detached garage.

### Rear Exterior

Beautifully landscaped and maintained mature private South West facing garden. Heavily planted beds with neat lawns, flagged patios, filtered ponds & greenhouse. Fenced to boundaries with gated access to front.

### Further Information

Tenure - Freehold

Council Tax Band - F - Wyre Borough Council

EPC Rating

### Detached Garage/ Workshop

28'10" x 15'5"

Up and over door to front & door to garden. With power and lighting.

Presented as workshop

