

Road Map



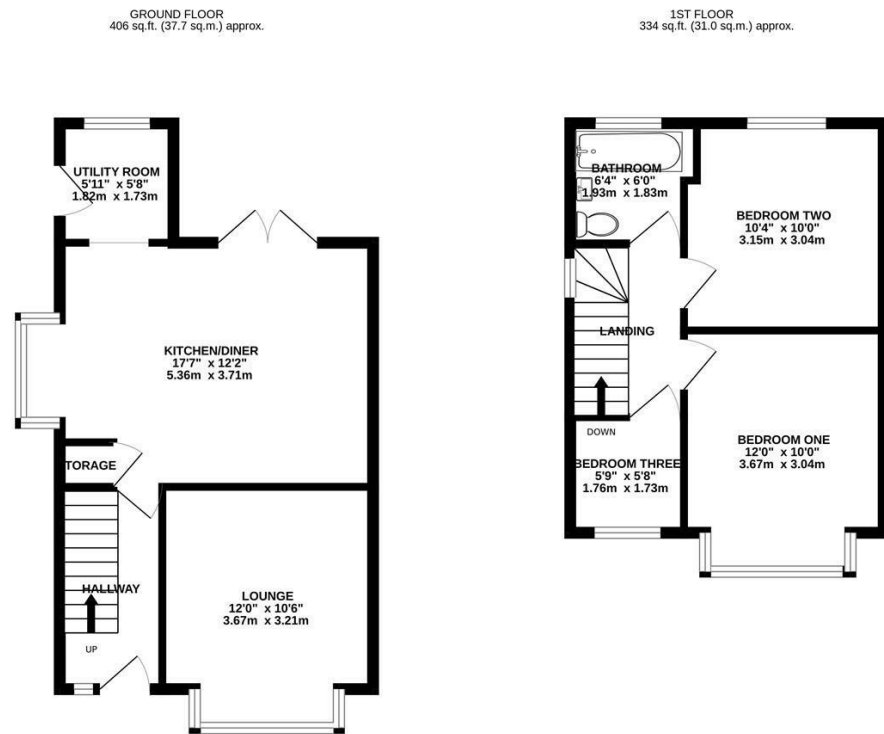
Hybrid Map



Terrain Map



Floor Plan



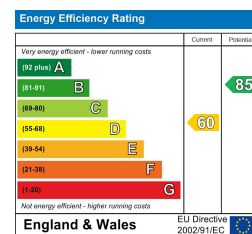
TOTAL FLOOR AREA: 740 sq.ft. (68.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 is given 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



17 Rutland Avenue  
 , Thornton-Cleveleys, FY5 2DU

Offers In The Region Of £182,500 1 2 D

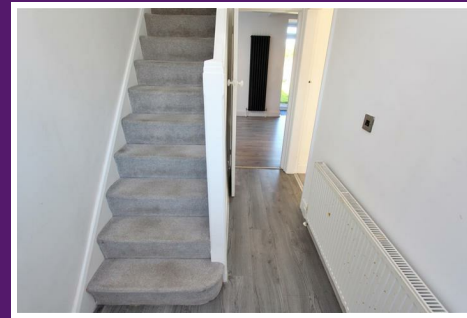




# 17 Rutland Avenue

, Thornton-Cleveleys, FY5 2DU

Offers In The Region Of £182,500



### Hallway

10'1" x 5'1"  
UPVC door to front aspect, stairs to first floor, under stair storage cupboard.

### Living Room

12'0" x 10'6"  
UPVC window to front, carpet flooring, brick feature fireplace, wall mounted radiator

### Kitchen / Dining Room

17'7" x 12'2"  
UPVC double glazed windows to side aspect, UPVC double glazed door to rear accessing garden. Modern stylish kitchen fitted wall and base units, complimentary work tops and center island / breakfast bar housing modern sink unit with mixer tap, integrated oven and hob with extractor fan over, radiator.

Separate utility space with space for washing machine and dryer.

### Bathroom

6'3" x 6'0"  
Fitted with a range of modern base units with complimentary worktop. Sink unit with single drainer and mixer tap, plumbing for washing machine, allocated space for fridge/freezer, gas oven and four ring hob, radiator, laminate flooring, decorative walls and ceiling, DG windows and patio doors with access to rear garden

### Bedroom 1 front

12'0" x 9'11"  
UPVC window to front elevation. Carpet flooring, wall mounted radiator

### Bedroom 2 Rear

10'4" x 9'11"  
UPVC window to rear, wall mounted radiator, laminate flooring

### Bedroom 3 Front

5'9" x 5'8"  
UPVC window to front, radiator, carpet flooring

### External

Large Driveway providing ample parking, spacious secure rear garden with patio area and lawn.

### Additional Information

Tenure - Freehold  
Council Tax Band - B - Wyre Borough Council  
EPC Rating D

