

Road Map



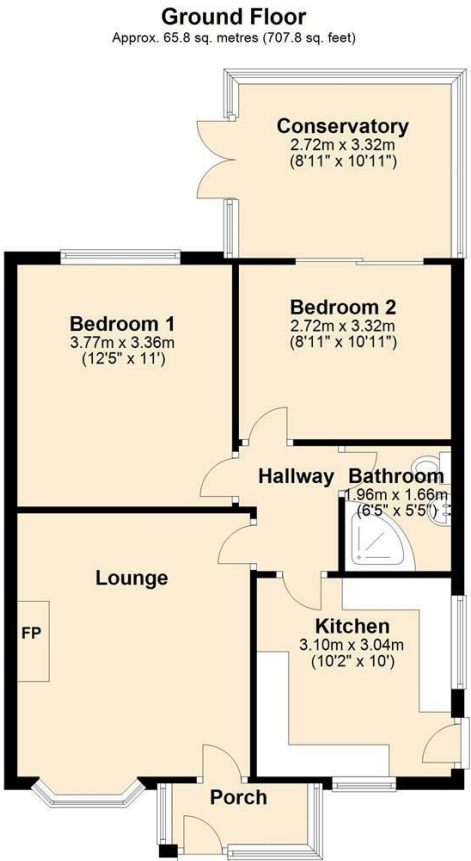
Hybrid Map



Terrain Map



Floor Plan



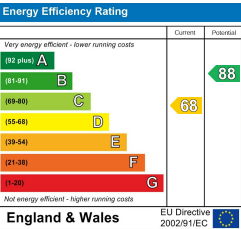
Total area: approx. 65.8 sq. metres (707.8 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



30 Grasmere Road

, Knott End, FY6 0DW

Offers In The Region Of £180,000  2  1  1  D





# 30 Grasmere Road

, Knott End, FY6 0DW

Offers In The Region Of £180,000



## Porch

6'11" x 3'1"

UPVC door to side and UPVC windows to front and side. Tiled floor. Internal door leading into lounge.

## Lounge

13'5" x 11'11"

UPVC double glazed bay window to front. Wall mounted gas fire. Ceiling light and radiator.

## Inner Hallway

Access to all internal rooms. Loft access. Tiled floor and ceiling light.

## Kitchen

10'2" x 9'11"

UPVC double glazed windows to front and side. UPVC door to side leading to side garden. Range of wall and base units with worktops above. Freestanding gas cooker. Plumbed for washing machine. Stainless steel sink unit with mixer tap above. Tiled floor, ceiling lights and radiator.

## Bathroom

6'5" x 5'5"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; corner shower cubicle, low flush WC and pedestal wash hand basin. Tiled floors, ceiling light and towel heater.

## Bedroom One

12'4" x 11'0"

UPVC double glazed bay window to rear.. Ceiling light and radiator.

## Bedroom Two

8'11" x 10'10"

Double glazed sliding doors to rear leading to conservatory. Ceiling light and radiator.

## Conservatory

10'10" x 8'11"

UPVC double glazed windows to side and rear. French style doors to side leading to garden.

## Front & Side Exterior

Wrap around lawned garden to front and side.

## Rear Exterior

Spacious South facing lawned garden with off road parking space and paved patios.

## Further Information

Tenure - Freehold

Council Tax Band - B - Wyre Borough Council

EPC Rating - D

