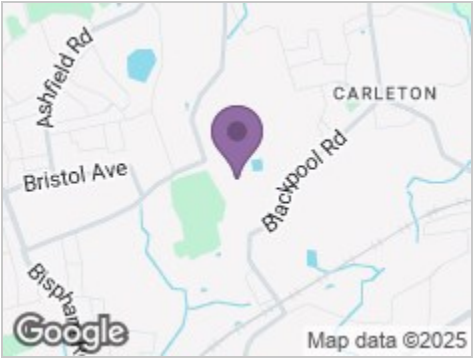


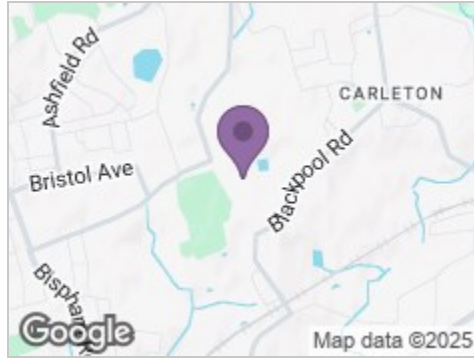
Road Map



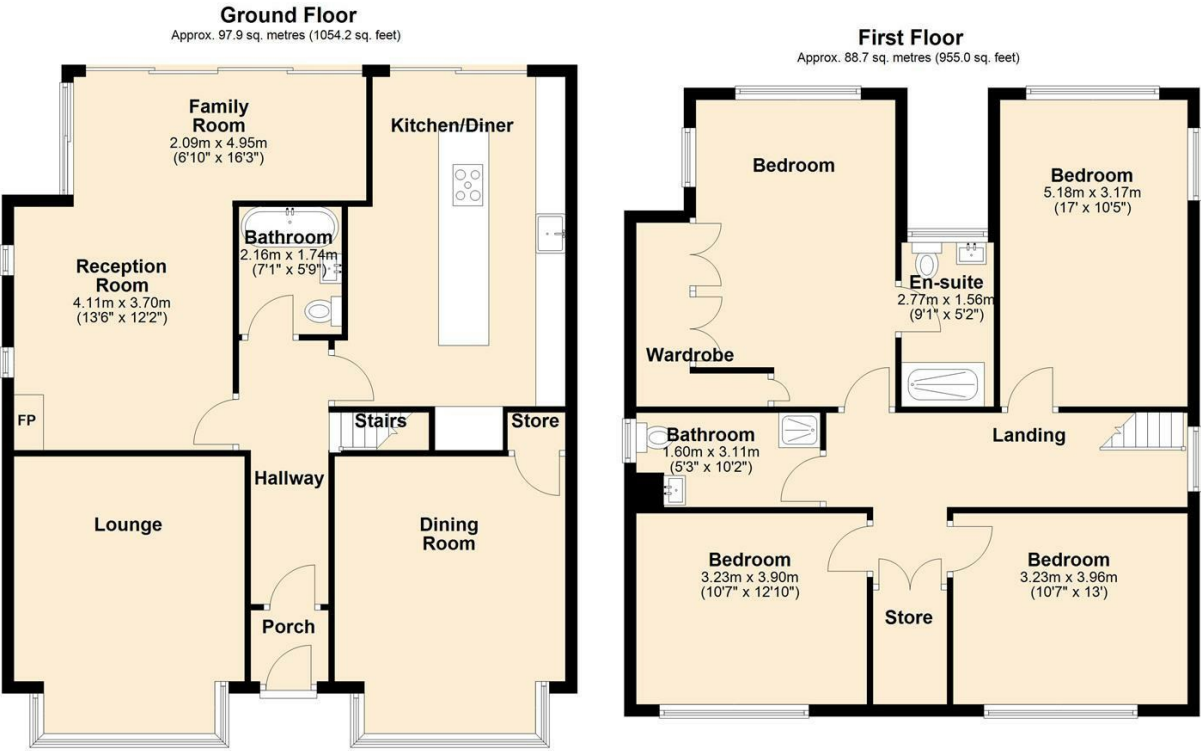
Hybrid Map



Terrain Map



Floor Plan



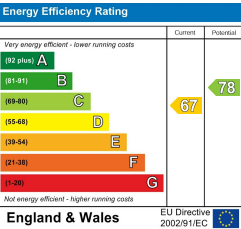
Rydal Mount Robins Lane
, Poulton-Le-Fylde, FY6 7QP

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



Offers In The Region Of £600,000  5  3  2  D



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Rydal Mount Robins Lane

, Poulton-Le-Fylde, FY6 7QP

Offers In The Region Of £600,000



Porch

Composite glazed door to front. Internal meter cupboard. Internal door leading into hallway.

Hallway

Access to all ground floor rooms. Stairs to side leading to first floor landing. Carpet and ceiling lights.

Lounge

15'4" (into bay) x 12'9"

UPVC double glazed bay window to front. Feature fire place housing real flame gas fire. Carpet, ceiling lights and radiator.

Dining Room/Bedroom Five

15'4" (into bay) x 12'9"

UPVC double glazed bay window to front. Under stairs storage cupboard. Carpet, ceiling lights and radiator.

Reception Room/Family Room

20'4" (at widest) x 16'2" (at widest)

UPVC double glazed windows to side. Multi fuel log burner set in an Indian stone hearth and tiled surround. Sliding doors to rear providing access to rear garden. Carpet, ceiling lights, radiators and radiators.

Open Plan Kitchen/Diner

18'2" x 12'0" (at widest)

UPVC double glazed sliding door to rear. Stylish and contemporary hand made bespoke fitted kitchen. Central kitchen island with quartz worktop and raised breakfast bar, providing seating for four. Integral ceramic induction hob with in built extractor vent. Sunken composite sink unit with Quooker instant boiling water tap. Integrated fridge and freezer. Integrated double oven. Integrated washing machine

and dish washer. Wine fridge. Combi boiler. Wood effect tiled flooring, tangerine glass splash back. LED lighting and modern hanging lights over kitchen island. Vertical radiators.

Ground Floor Bathroom

7'1" x 5'8"

Enclosed three piece bathroom comprising; freestanding oval bathtub, vanity wash hand basin and low flush WC. Tiled wall and floor, towel heater, ceiling light and recessed strip lighting.

First Floor Landing

UPVC double glazed window to side. Access to all first floor rooms. Linen cupboard. Carpet, radiator and ceiling lights.

Master Bedroom

17'4" x 12'7"

UPVC double glazed window to rear with open views over open fields. UPVC double glazed Velux window to side. Fitted bespoke wardrobes with large eaves storage. Carpet, radiator and ceiling lights. Access through to En Suite.

En Suite

9'1" x 5'2"

UPVC double glazed window to rear. Three piece bathroom suite comprising; walk in twin shower cubicle with glass partition, pedestal wash hand basin and low flush WC. Tiled walls and floor. Ceiling light and towel heater.

Bedroom Two

12'9" x 10'7"

UPVC double glazed windows to front and side. bespoke fitted wardrobes and eaves storage. Carpet, radiator and ceiling lights.

Bedroom Three

12'11" x 10'7"

UPVC double glazed windows to front and side. bespoke fitted wardrobes and eaves storage. Carpet, radiator and ceiling lights.

Bedroom Four

17'5" x 10'4"

UPVC double glazed window to rear aspect and UPVC double glazed Velux window to side. Bespoke fitted wardrobes and eaves storage. Carpet, radiator and ceiling lights.

Bathroom

10'2" x 5'2"

UPVC double glazed opaque window to side aspect, fitted with a three piece bathroom suite comprising; walk in twin shower cubicle, pedestal wash hand basin and low flush WC. Built in storage cupboard. Towel heater and radiator.

Front Exterior

Printed concrete driveway providing ample off road parking.

Side access leading to detached garage.

Lawn with mature shrubs to borders providing privacy

Rear Exterior

Large south west facing rear lawn garden with paved patio area.

Brick built outhouse currently used as a log store and hedge borders.

Brick Built Garage

Detached brick built garage with tiled pitched roof. Up and over door to front. Power and lighting

Further Information

Tenure - Freehold

EPC Rating - D

Council Tax Band - D - Blackpool Borough Council

UPVC Double Glazed

Gas Central Heating

