

Road Map



Hybrid Map



Terrain Map



Floor Plan



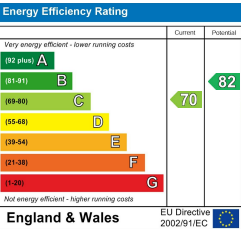
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Viewings

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.

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Energy Efficiency Graph



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10 Levens Close

, Poulton-Le-Fylde, FY6 8NJ

Offers In The Region Of £330,000  3  2  1  C

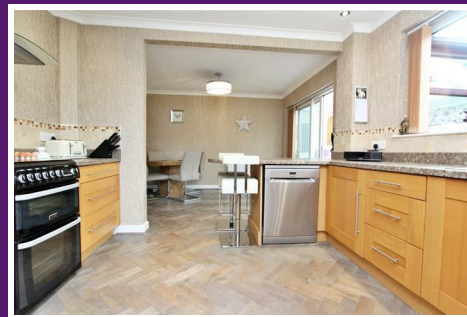




# 10 Levens Close

, Poulton-Le-Fylde, FY6 8NJ

## Offers In The Region Of £330,000



### Porch

Door leading from front driveway into property. Solid Oak flooring. Fitted storage cupboard. Ceiling light, Internal door leading into lounge.

### Lounge

20'0" x 13'11"

UPVC double glazed window to front. Engineered Oak Herring Bone flooring throughout. Stairs to side leading to first floor landing. Radiators, ceiling lights. Open access through to open plan kitchen diner.

### Ground Floor WC

Accessible from front porch. A two piece suite comprising low flush WC and pedestal wash hand basin. Vinyl flooring and radiator.

### Open Plan Kitchen/Diner

20'4" x 11'9"

UPVC double glazed window to rear. Double glazed internal sliding doors leading onto rear conservatory. UPVC door to side leading to rear patio, utility room and garage.

Range of base units with complimentary worktops above. Stainless steel sink with flexi-cord mixer tap and drainer. Concealed and integrated fridge. Freestanding cooker with wall mounted chrome extractor fan above. Plumbed for washing machine.

Engineered Oak Herring Bone flooring throughout. Spot lights above kitchen & pendant light above dining area. Radiator.

### Conservatory

12'1" x 10'9"

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

patio. Pitched conservatory lantern roof. Tiled floor. Vertical radiator.

### Utility Room

Accessed externally, immediately off side kitchen door. Utility room is plumbed for washing machine. Provides space for tumble dryer. Main gombi gas central heating boiler installed Jan 2023 - 5 year warranty.

### First Floor Landing

Open staircase leading from ground floor lounge. UPVC double glazed opaque window to side. Access to all first floor rooms and loft access. Carpet and ceiling lights,

### Bedroom One

14'9" x 10'8"

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

### Bedroom Two

11'7" x 10'5"

UPVC double glazed window to rear, overlooking rear garden. Carpet, radiator and ceiling lights.

### Bedroom Three

10'9".16'4" x 9'2"

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

### Family Bathroom

10'2" x 8'4"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath, pedestal wash hand basin with fitted tile surround and low flush WC. Ladder style radiator. Tiled walls. Wet room flooring.

### Shower Room

8'6" x 4'1"

Separate shower room immediately next door to Family Bathroom. Housing walk in shower cubicle with electric shower above. Tiled walls. Wet room floor.

### Garage

22'3" x 8'10"

Electric up and over garage door to front. Door to rear providing access from rear garden. Power & Lighting.

### Front Exterior

Driveway providing single file off road parking and garage access.

Well maintained front lawn with borders.

Paved, stepped foot path leading to front door.

### Rear Garden

Sunny and private split level garden providing ground level paved patio and raised lawn with ample shrubs and plants and paved central steps.

### Key Details

Tenure - Freehold

EPC Rating - C

Council Tax Band -E -Wyre Borough Council

UPVC Double Glazing Throughout

Gas Central Heating - New Combi Boiler installed Jan 2023

