

Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

Approx. 50.9 sq. metres (548.3 sq. feet)

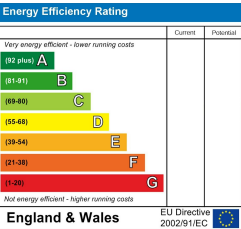


Viewings

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.

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Energy Efficiency Graph



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1 Wharfedale Court

Chester Avenue, Poulton-Le-Fylde, FY6 7SQ

Offers In The Region Of £100,000  1  1  null 





# 1 Wharfdale Court

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## Communal Hallway

UPVC doors leading from front and back communal gardens into hallway. Internal access through to flat.

## Internal Hallway

UPVC double glazed window to front. Storage heater, carpet and ceiling light.

## Kitchen

9'6" x 5'7"

UPVC double glazed window to side. Range of wall and base units with complimentary worktops above. Ceramic electric hob with electric oven underneath and extractor fan above. Space for under counter fridge and freezer. Stainless steel sink unit with mixer tap above. Integral microwave oven. Ceiling lights.

## Lounge

19'7" x 13'1"

UPVC double glazed window to rear. Storage heater, ceiling light and carpet.

## Bedroom

11'11" x 10'5"

UPVC double glazed window to rear. Fitted wardrobe with mirrored sliding doors. Storage heater, ceiling light and carpet.

## Wet Room

7'0" x 5'4"

UPVC double glazed opaque window to side.

Open wet room with electric shower and glass partition, low flush WC and pedestal wash hand basin.

## Exterior

Open lawns to front and rear with allocated parking to side.

## Further Information

Tenure - Leasehold - 125 years from 1991  
(Lease presently being extended to 125 years)  
Service Charge £150 per month  
EPC Rating D  
Council Tax Band - A - Wyre Borough Council  
UPVC double glazed  
Electric Heating

