

Road Map



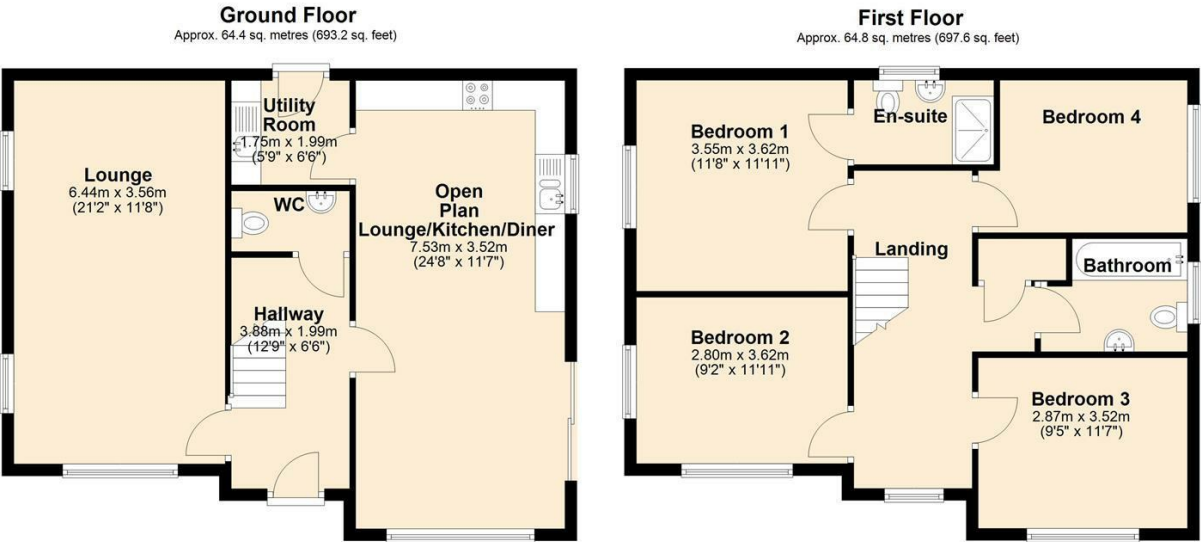
Hybrid Map



Terrain Map



Floor Plan



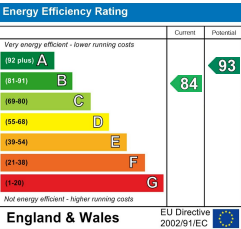
1 Elm Close
Poulton-Le-Fylde, FY6 8FU

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



Offers In The Region Of £400,000  4  2  2  B



1 Elm Close

, Poulton-Le-Fylde, FY6 8FU

Offers In The Region Of £400,000



Hallway

Door to front leading from front pathway. Access to all ground floor rooms. Stairs to front leading to first floor landing. Carpets, ceiling lights and radiator.

Lounge

21'1" x 11'8"

UPVC double glazed windows to front and side. Carpet, ceiling light and radiator.

Open Plan Lounge/Kitchen/Diner

24'8" x 11'6"

UPVC double glazing doors leading to side garden. UPVC double glazed window to side. Range of wall and base units with complimentary worktops above. Stainless steel sink unit with mixer tap above. Integral electric oven and grill. Four ring gas hob with extractor above. Integral fridge & freezer. Wood effect vinyl flooring, ceiling light and radiator.

Utility Room

6'6" x 5'8"

Door to rear providing access to driveway and garage. Stainless steel sink unit. Plumbed for washing machine and space for tumble dryer.

WC

6'6" x 3'4"

Low flush WC and pedestal wash hand basin. Wood effect vinyl flooring, radiator and ceiling lights.

First Floor Landing

UPVC double glazed opaque window to front. Galleried landing with access to all first floor rooms. Storage cupboard housing pressurised water cylinder. Loft access. Carpet, ceiling lights and radiator.

Bedroom One

11'10" x 11'7"

UPVC double glazed window to side. Carpet, ceiling lights and radiator. Access to en-suite.

En-Suite

7'8" x 4'7"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; walk in twin shower cubicle, pedestal wash hand basin and low flush WC. Wood effect vinyl flooring, chrome towel heater and ceiling lights.

Bedroom Two

11'10" x 9'2"

UPVC double glazed window to front and side. Carpet, ceiling lights and radiator.

Bedroom Three

11'6" x 9'4"

UPVC double glazed window to front. Carpet, ceiling lights and radiator.

Bedroom Four

11'6" x 8'4"

UPVC double glazed window to side. Carpet, ceiling lights and radiator.

Bathroom

8'1" x 3'3", 295'3"

UPVC double glazed opaque window to side. Three piece bathroom suite, panel bath with shower above, pedestal wash hand basin and low flush WC. Wood effect vinyl flooring, chrome towel heater and ceiling lights.

Front Exterior

Corner plot with wrap around lawn and shrubs. Paved pathway to front door. Driveway to side providing single file parking for two vehicles and access to single garage.

Side Garden

Access from Open plan Lounge/Kitchen Diner. Paved patio area with central artificial lawn.

Garage

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

Further Information

Tenure - Freehold

Council Tax Band - E - Wyre Borough Council

EPC Rating - B

Developer - Redrow

House Model - Shaftsbury

agents disclaimer

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in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

