

Road Map



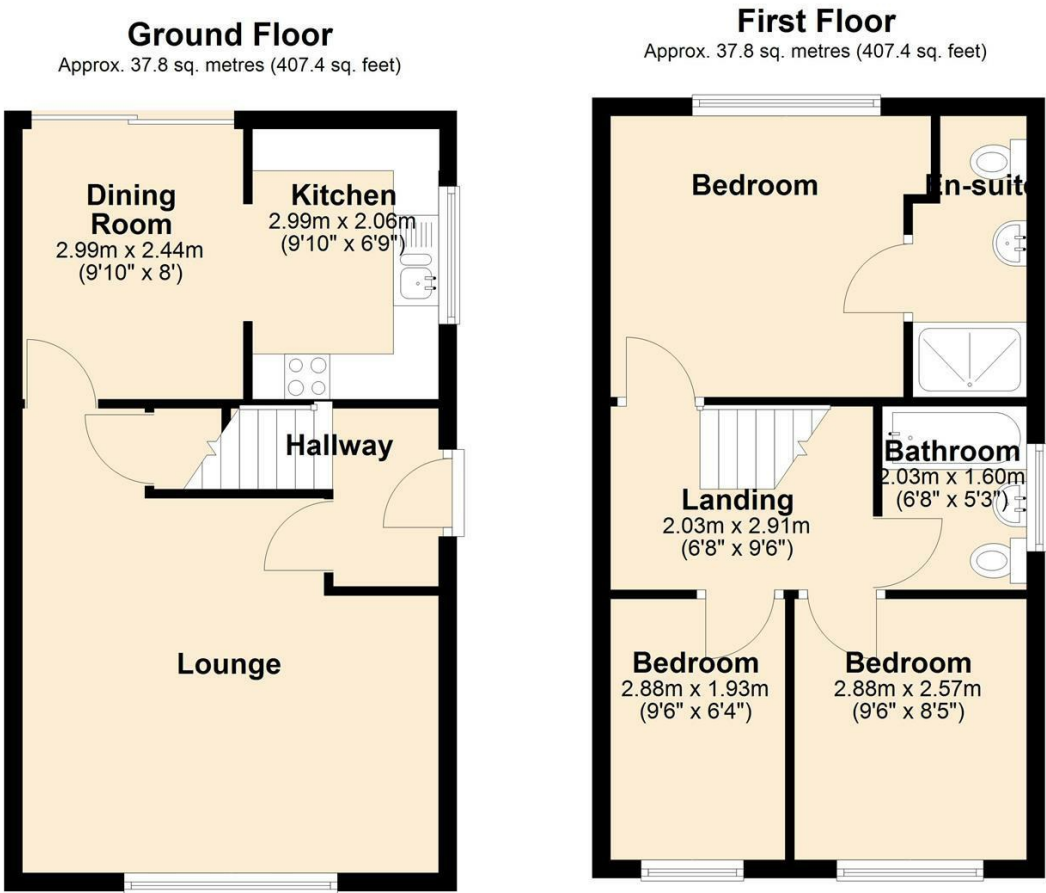
Hybrid Map



Terrain Map



Floor Plan

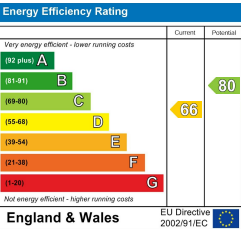


Viewings

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



34 Rydal Road  
Hambleton, Poulton-Le-Fylde, FY6 9BN

Offers In The Region Of £170,000  3  1  1  D





# 34 Rydal Road

Hambleton, Poulton-Le-Fylde, FY6 9BN

Offers In The Region Of £170,000



## Hallway

Door to side providing access into property from driveway. Carpeted stair case leading to first floor landing. Access through to lounge.

## Lounge

15'1" x 13'6"

UPVC double glazed window to front. Feature chimney stack housing decorative electric heater. Carpet, ceiling lights and radiators. Under stair storage cupboard.

## Dining Room

9'9" x 8'0"

Double glazed sliding door to rear leading to rear garden. Wood effect vinyl flooring, ceiling light and radiator. Open access through to kitchen.

## Kitchen

9'9" x 6'9"

UPVC double glazed window to side. Range of wall and base units with worktop above. Stainless steel sink unit. Plumbed for washing machine. Ceramic electric hob with electric oven beneath and extractor above. Space for fridge and freezer. Wood effect vinyl flooring, ceiling light and radiator.

## First Floor Landing

Access to all first floor rooms. Boiler cupboard. Loft access. Carpet and ceiling lights.

## Bedroom One

10'2" x 6'6"

UPVC double glazed window to rear. Carpet, ceiling lights and radiator. Access to En Suite.

## En Suite

10'2" x 4'1"

Three piece bathroom suite comprising; walk in twin

shower cubicle, pedestal wash hand basin and low flush WC. Vinyl floor and ceiling light.

## Bedroom Two

9'5" x 8'5"

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

## Bedroom Three

9'5" x 6'3"

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

## Bathroom

6'7" x 5'2"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; panel bath with shower above, pedestal wash hand basin and low flush WC. Vinyl floor and ceiling light.

## Front Exterior

Open graveled front garden and paved driveway to side providing off road parking for two vehicles.

## Rear Exterior

Paved patio with central artificial lawn. Timber frame out door bar. Open aspect views over horse paddock

## Further Information

Tenure - Freehold

Council Tax Band - C - Wyre Borough Council

EPC Rating - D

UPVC Double Glazed

Gas Central Heated

