

Floor Plan



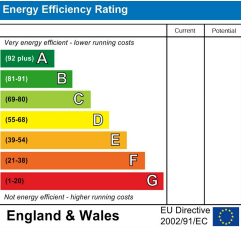
23 Park Road
, Poulton-Le-Fylde, FY6 7JD

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 £195,000  2  1  2 



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Offers In The Region Of £195,000



Porch

3'6" x 2'7"

Door to front providing access into entrance porch. Internal door providing access into hallway.

Hallway

Stairs to front leading to first floor landing. Access to ground floor rooms. Carpet, ceiling lights and radiator.

Lounge

11'9" x 10'7"

UPVC double glazed bay window to front. Traditional fire place housing real flame gas fire. Ceiling lights, carpet and radiator.

Dining Room

11'8" x 11'4"

UPVC double glazed window to rear. Ceiling lights, carpet and radiator. Access through to kitchen.

Kitchen

9'2" x 8'3"

UPVC double glazed window to side. Door to rear providing access to rear garden. Range of wall and base units with complimentary worktops above. Stainless steel sink unit with drainer and mixer tap above. Four ring gas hob with extractor fan above. Integrated oven. Plumbed for washing machine. Tiled flooring throughout and ceiling lights. Under stairs storage cupboard.

First Floor Landing

Spindled stair case from ground floor hallway leading to first floor landing. Access to all first floor rooms and loft access. Carpet and ceiling lights.

Bedroom One

14'6" x 11'9"

UPVC double glazed window to front. Carpet, downlighters and radiator. Fitted wardrobes.

Bedroom Two

11'8" x 8'9"

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

Bathroom

9'2" x 8'3"

UPVC double glazed window with opaque glass to rear. Three piece bathroom suite comprising; panel bath with shower above and glass partition, wash hand basin set within traditional vanity unit and low flush WC. Tiled walls and floor. Radiator and ceiling light. Combi boiler housed within bathroom cupboard.

Front Exterior

Walled front courtyard with mature shrubs and pathway.

Rear Exterior

Low maintenance courtyard rear garden.

Further Information

Tenure - Freehold

EPC Rating D

Council Tax Band - B - Wyre Borough Council

