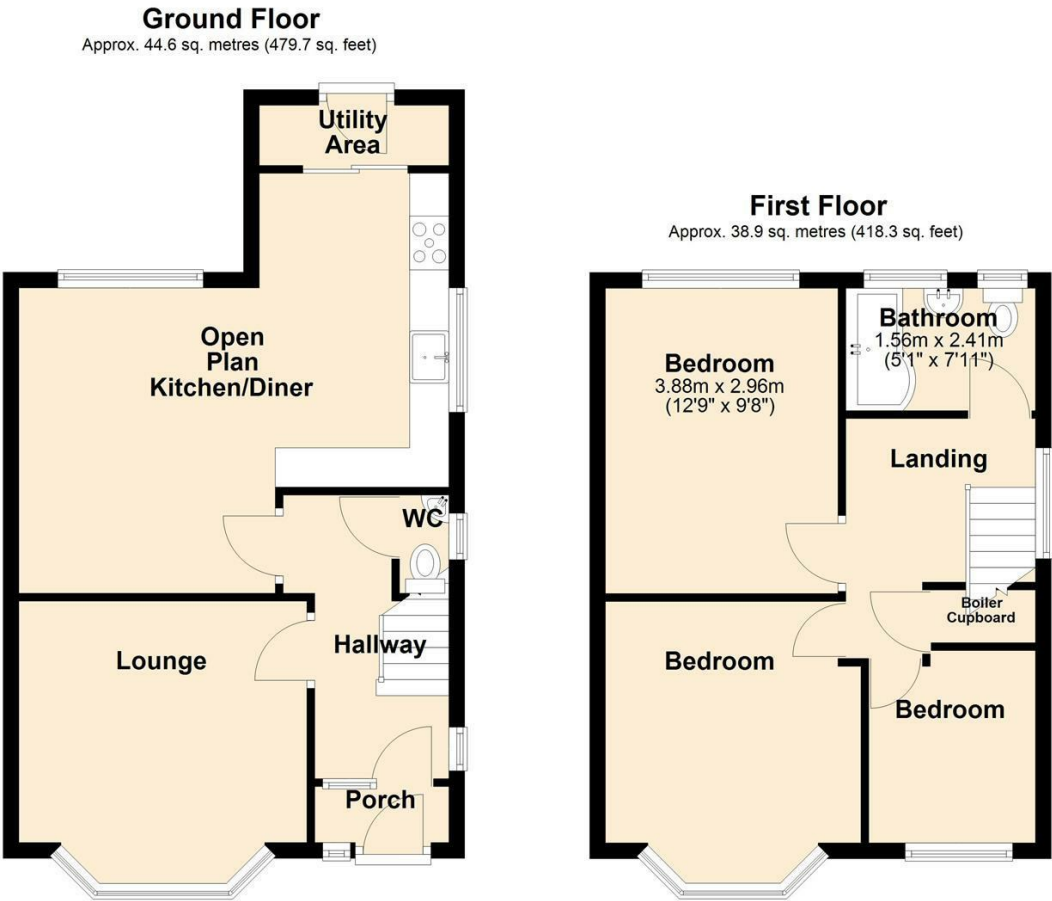


Floor Plan



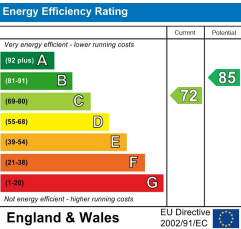
26 Chiltern Avenue
, Poulton-Le-Fylde, FY6 7DY

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 £280,000



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Porch

Composite door to front providing access from front driveway. Internal door leading into hallway.

Hallway

UPVC double glazed window to side. Stairs to front leading to first floor landing. Access to all ground floor rooms. Laminate wood flooring, ceiling light and radiator.

Lounge

12'0" x 10'0"
UPVC double glazed bay window to front. Decorative brick chimney breast with shelf storage. Carpet, ceiling light and radiator.

Ground Floor WC

UPVC double glazed opaque window to side. Low flush WC and wall mounted corner wash hand basin. Tiled floor and ceiling light.

Open Plan Kitchen/Diner

17'11" x 12'8" (at widest points)
UPVC double glazed windows to side and rear. Open room with ample space for family dining. Shaker style kitchen with butcher block worktop above. Porcelain Belfast sink with mixer tap. Fitted gas Range style cooker with matching extractor fan above. Integrated slimline dishwasher. Sliding door access to rear utility area. Laminate wood flooring, ceiling light and radiator.

Utility Area

7'10" x 2'5"
External door leading to rear garden. Plumbed for washing machine and space for tumble dryer. Combi boiler housed in fitted cupboard.

First Floor Landing

UPVC double glazed opaque window to side. Spindled stair case leading from ground floor hallway. Fitted airing cupboards. Access to all first floor rooms. Loft access. Carpet, ceiling light and radiator.

Bedroom One

12'8" x 9'8"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Two

10'7" x 10'0"
UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

Bedroom Three

8'0" x 6'11"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bathroom

7'10" x 5'1"
UPVC double glazed opaque window to rear. Modern three piece bathroom suite comprising; 'P' shaped bath with shower above, low flush WC and pedestal wash hand basin. Towel heater. Tiled walls. Wood effect vinyl flooring and ceiling lights.

Front Exterior

Low maintenance walled front garden. Side driveway providing single file parking for two vehicles.

Rear Exterior

Spacious rear garden with distinct areas. Open garden with vegetable patches, green house and seated area. Sheltered entertaining space with fixed rustic seated, bar and fire pit.

Garden Office

Freestanding modern garden office room with UPVC double doors to front. Power, lighting and electric heating.

Further Information

Tenure - Freehold
EPC Rating C
Council Tax Band - Wyre Borough Council

