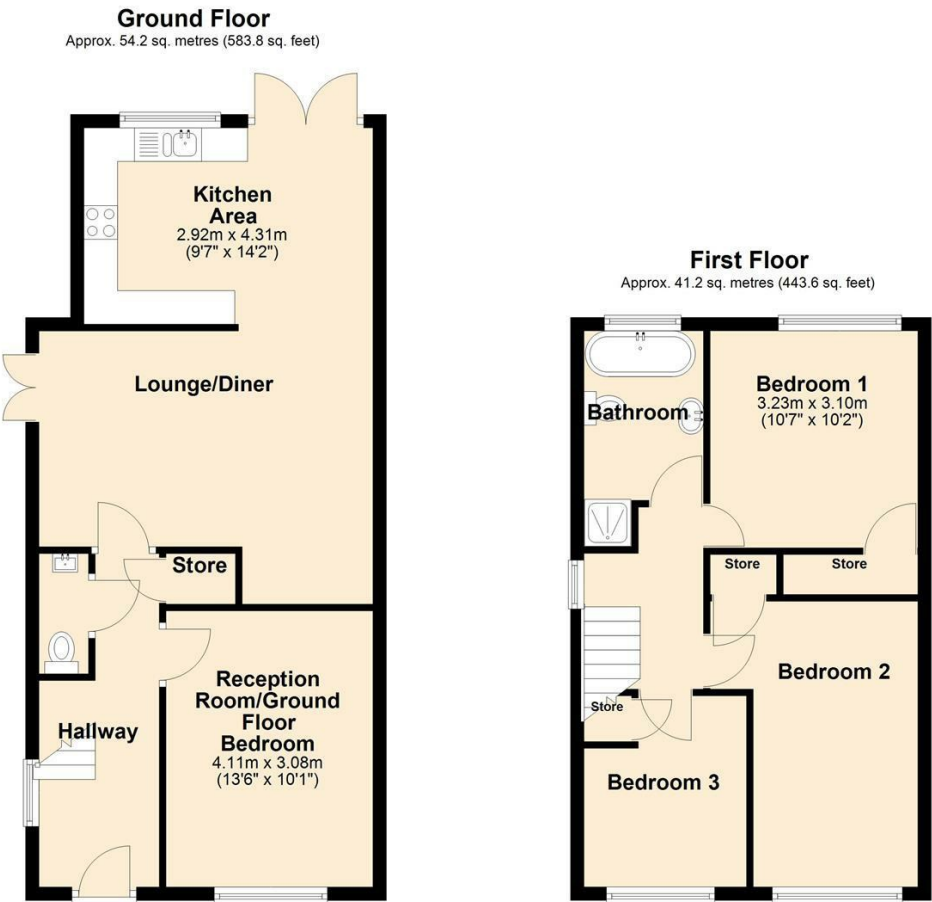


Floor Plan

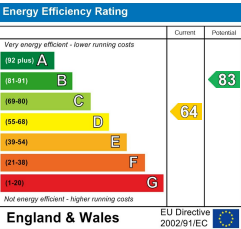


Viewings

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



16 Bolton Avenue
, Poulton-Le-Fylde, FY6 7TW

Offers In The Region Of £240,000



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, Poulton-Le-Fylde, FY6 7TW

Offers In The Region Of £240,000



Hallway

UPVC double glazed opaque window to side. Karndean flooring throughout. Access to all ground floor rooms. Stairs to front leading to first flooring landing. Ceiling light.

Ground Floor Bedroom

13'5" x 10'1"

UPVC double glazed window to front. Wood effect laminate flooring, ceiling light and radiator.

Ground Floor WC

Low flush WC and vanity wash hand basin. Karndean flooring, ceiling light and radiator.

Lounge/Diner

16'3" x 13'4"

UPVC slimline French doors to side providing access to exterior. Open walk through to kitchen area. Karndean flooring throughout, vertical radiator and ceiling light.

Kitchen Area

14'1" x 9'6"

UPVC double glazed window to rear and French style patio doors to rear leading to rear garden. Range of wall and base units with complimentary worktops above. Composite sink unit with mixer tap above. Four ring gas hob with extractor above, Integral double oven. Integral fridge and freezer. Plumbed for washing machine and dishwasher. Karndean flooring throughout, LED spot lights and hanging lights over dining area.

First Floor Landing

UPVC double glazed opaque window to side. Stairs leading from hallway. Access to all first floor rooms. Loft access. Carpet and ceiling light.

Bedroom One

10'7" x 10'2"

UPVC double glazed window rear. Fitted storage cupboard. Carpet, ceiling lights and radiator.

Bedroom Two

13'11" x 8'0"

UPVC double glazed window front. Fitted storage cupboard. Carpet, ceiling lights and radiator.

Bedroom Three

9'2".16'4" x 7'11"

UPVC double glazed window rear. Over stairs storage cupboard. Carpet, ceiling lights and radiator.

Bathroom

10'7" x 5'10"

UPVC double glaze opaque window to rear. Four piece bathroom suite comprising; free standing oval bath, Walk in shower cubicle, pedestal wash hand basin and low flush WC. Tiled wall and floor. Towel heater and ceiling light

Front Exterior

Printed concrete driveway to front providing off road parking for two vehicles. Electric car charging port and gated access to rear garden

Rear Exterior

Sunny rear garden with paved patio area to back and side with lawned section.

Further Information

Tenure - Freehold

Council Tax Band - D - Wyre Borough Council

EPC rating D

