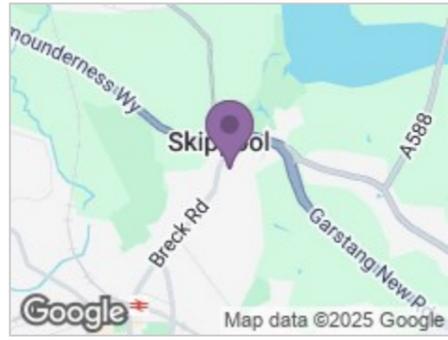


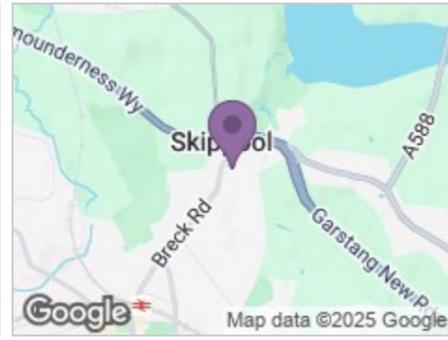
Road Map



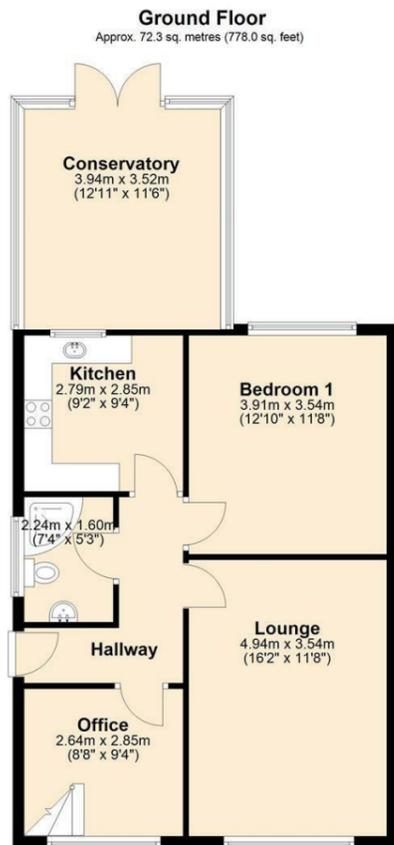
Hybrid Map



Terrain Map



Floor Plan



9 Royston Road  
, Poulton-Le-Fylde, FY6 7JX

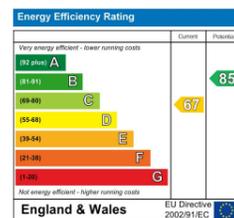
Offers In The Region Of £260,000

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



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# 9 Royston Road

, Poulton-Le-Fylde, FY6 7JX

Offers In The Region Of £260,000



## Hallway

Door to side providing access to side pathway. Access to all ground floor rooms. Ceiling light and radiator.

## Office

8'7" x 9'4"

UPVC double glazed window to front. Stair case leading to first floor landing. Under stairs storage cupboard. Carpet, ceiling light and radiator.

## Lounge

16'2" x 11'7"

UPVC double glazed window to front. Feature gas fire housed within chimney breast. Carpet, ceiling light and radiator.

## Shower Room

7'4" x 5'2"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; walking in twin shower unit with sliding doors, low flush WC and vanity wash hand basin. Tiled floor and part tiled walls. Towel heater and ceiling light.

## Bedroom One

12'9" x 11'7"

UPVC double glazed window to rear. Bespoke floor to ceiling fitted wardrobes. Carpet, ceiling light and radiator.

## Kitchen

9'1" x 9'4"

Internal glass window looking out into rear conservatory. Range of wall and base units with complimentary worktop above. Stainless steel sink unit with mixer tap above. Ceramic electric hob with electric oven beneath and extractor above. Plumbed for washing machine. Space for single file fridge/freezer. Tiled floor and ceiling light.

## Conservatory

12'11" x 11'6"

UPVC double glazed windows to side and rear. French style double doors to rear. Lantern conservatory roof. Solid concrete floor with modern floor tiles.

## First Floor Landing

Carpeted staircase leading from ground floor office. Access to all first floor rooms.

## Bedroom Two

14'10" x 9'9"

UPVC double glazed window to front. Carpet, ceiling light and radiator. Eaves storage cupboards and access to loft and boiler.

## Bedroom Three

9'8" x 7'8"

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

## First Floor Shower Room

7'4" x 2'5"

Three piece bathroom suite comprising single walk in shower cubicle, low flush WC and pedestal wash hand basin.

## Front Exterior

Paved driveway providing off road parking for two vehicles.

Low maintenance front garden with decorative gravel and established shrubs.

## Rear Exterior

Low maintenance rear garden with paved patio areas to rear and side and raised flower beds surround with established flowers and shrubs.

Access to single garage.

## Further Information

Tenure - Freehold

Council Tax Band - D - Wyre Borough Council

EPC Rating D

UPVC Double Glazing Throughout

Modern Combi Gas Boiler

