

Road Map



Hybrid Map



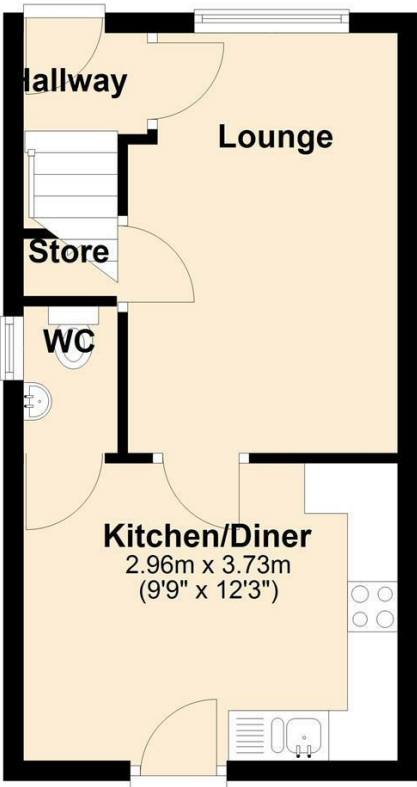
Terrain Map



Floor Plan

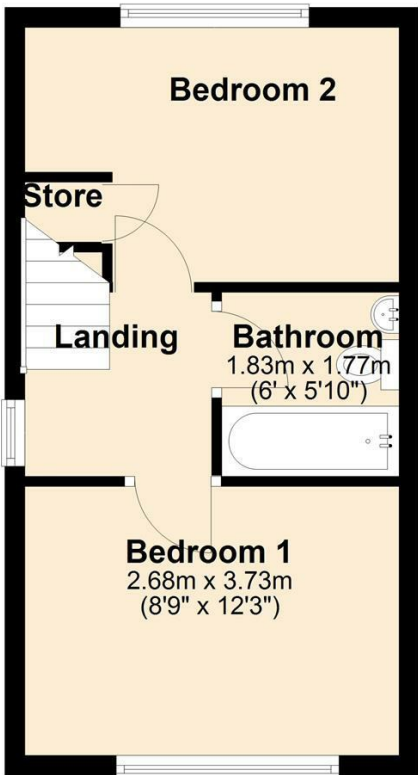
Ground Floor

Approx. 27.1 sq. metres (291.3 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.3 sq. feet)

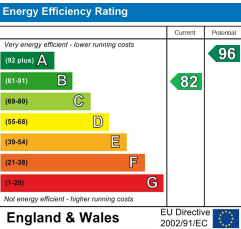


Viewings

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



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Hallway

Door to front providing access from front driveway. Stairs to front leading to first floor landing. Carpet and ceiling light.

Lounge

13'8" x 8'9"

UPVC double glazed window to front. Access through to Kitchen/Diner. Carpet, ceiling light and radiator.

Kitchen/Diner

12'3" x 9'8"

UPVC double glazed window to rear and UPVC door to rear leading to rear garden. Range of wall and base units with complimentary worktops above. Four ring gas hob with electric oven beneath and extractor fan above. Plumbed for washing machine. Stainless steel sink unit with mixer tap above. Cupboard housing combi boiler. Luxury vinyl flooring, hanging light above dining table and spot lights to ceiling. Radiator. Access to Ground Floor WC

Ground Floor WC

4'9" x 3'1"

UPVC double glazed opaque window to side. Low flush WC and wash hand basin. Luxury vinyl flooring, ceiling light and radiator.

First Floor Landing

UPVC double glazed opaque window to side. Access to all first floor rooms and loft access. Carpet and ceiling lights.

Bedroom One

12'2" x 8'9"

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

Bedroom Two

12'2" x 8'3"

UPVC double glazed window to front. Storage cupboard above stairs. Carpet, ceiling light and radiator.

Bathroom

6'0" x 5'9"

Three piece bathroom suite comprising; panel bath with shower above and glass partition, pedestal wash hand basin and low flush WC. Vinyl flooring, ceiling light and radiator.

Front Exterior

Single file off road parking to front. Property is surrounded by greenbelt land to side and a horse paddock to the rear.

Rear Exterior

Paved patio area and lawned garden with well established oak tree. Open green belt land to side and horse paddock to rear.

Further Information

Tenure - Leasehold
999 Years From Build
Service Charge £250 per annum
EPC Rating - B
Council Tax Band - B - Wyre Borough Council

