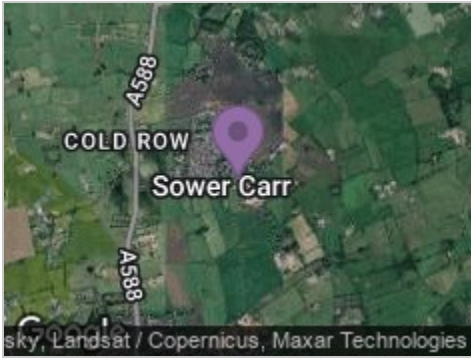


Road Map



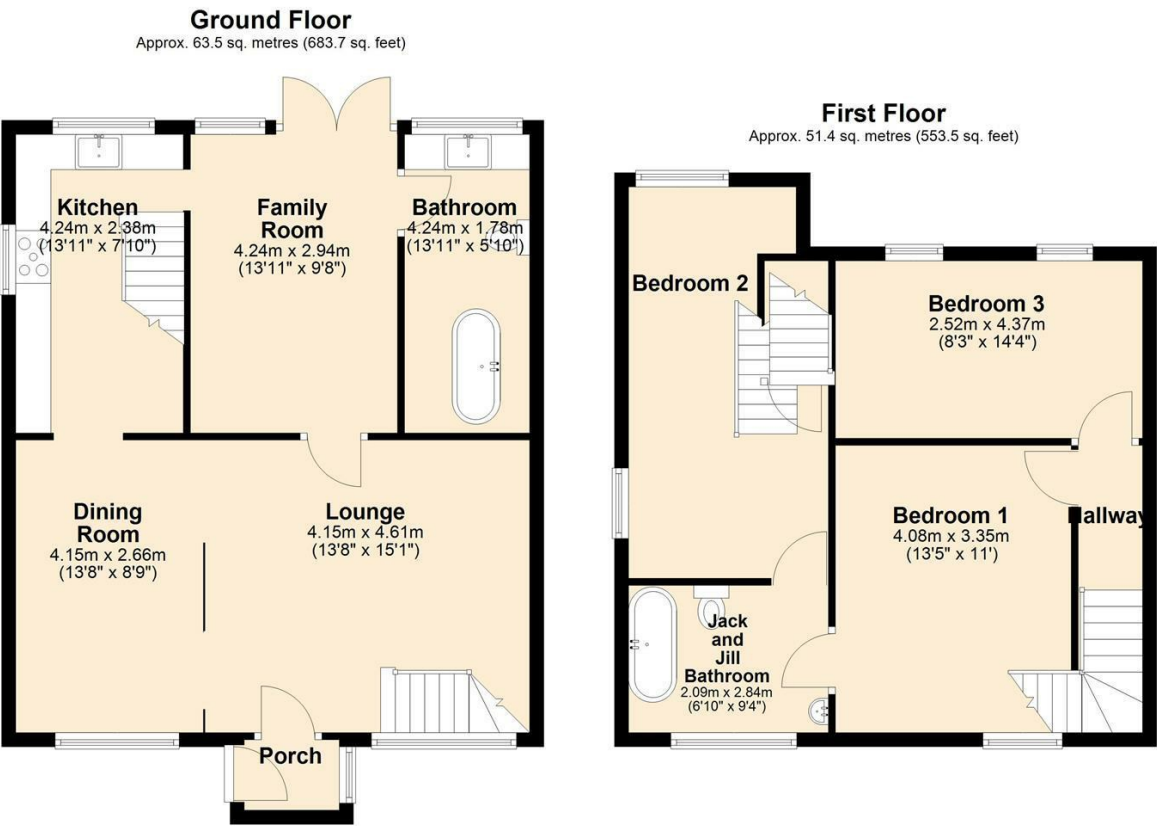
Hybrid Map



Terrain Map



Floor Plan



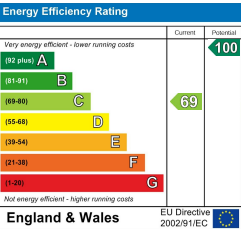
Primrose Cottage Sower Carr Lane
Hambleton, Poulton-Le-Fylde, FY6 9DJ

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 £290,000  3  2  3  C



Primrose Cottage Sower Carr Lane

Hambleton, Poulton-Le-Fylde, FY6 9DJ

Offers In The Region Of £290,000



Introduction

Welcome to Primrose Cottage. The original cottage dates back approximately 300 years and the property has been extended in the 1980s to add both ground floor reception space and first floor accommodation. The property offers heart, character and rustic family warmth whilst also providing all requirements for modern living..

Viewing is highly recommend to truly appreciate the opportunity on offer.

Porch

4'5" x 3'3"

Door to side leading into property from front courtyard court. Internal door leading into lounge.

Lounge

15'1" x 13'7"

UPVC double glazed window to front. Stairs to side providing access to first floor landing. Wood flooring and original beams to ceiling. Central chimney stack housing cast iron log burner between lounge & dining room. Wall lights and radiator.

Dining Room

13'7" x 8'8"

UPVC double glazed window to front and side. Fitted storage cupboard and window seat. Central chimney stack housing cast iron log burner between lounge & dining room. Wall lights and radiator. Open access to Kitchen.

Kitchen

13'10" x 7'9"

UPVC double glazed window to side and rear. Open stair case leading to first floor bedroom two. Shaker style kitchen suite with butcher block worktop above.

Belfast sink with mixer tap above. Range style gas cooker with extractor fan above. Plumbed for dishwasher. Under counter fridge and freezer. Ceiling lights and stone flooring.

Family Room

13'10" x 9'7"

UPVC double glazed French style double doors providing access to rear garden. UPVC window to rear. Stone flooring, original wood beams to ceiling and stone wall. Meter cupboard ceiling light and radiator.

Ground Floor Bathroom

13'10" x 5'10"

UPVC double glazed window to rear. Three piece bathroom suite comprising; claw footed bath tub with main shower above above, vanity wash hand basin and low flush WC. Geometric tiled flooring, ceiling light and towel heater. Plumbed for washing machine.

First Floor Landing

Access from stair case to lounge. Access to Bedroom One & Bedroom Three. Wood floor and ceiling lights.

Bedroom One

13'4" x 10'11"

UPVC double glazed window to front. Solid wood flooring. Fitted cupboard housing combi boiler. Wall and ceiling light and radiator. Access to Jack & Jill Bathroom.

Jack & Jill Bathroom

9'3" x 6'10"

UPVC double glazed opaque window to front. Three piece bathroom suite comprising; feature claw footed bathroom with main shower above, pedestal wash

hand basin, high flush WC. Tiled floor, ceiling light and radiator. Access through to Bedroom Two.

Bedroom Two

18'2" x 7'9"

UPVC double glazed window to side and rear. Solid wood flooring, ceiling lights and radiator. Door leading to staircase down to Kitchen.

Bedroom Three

14'4" x 8'3"

UPVC double glazed window to rear. Solid wood floor, radiator, ceiling light and radiator.

Front Exterior

Small front courtyard with picket fence. Parking to grass verge opposite property. Side access to garage.

Rear Exterior

Low maintenance paved rear garden with access through to garage.

Further Information

Tenure - Freehold

Council Tax Band - C - Wyre Borough Council

EPC Rating - D

