

Road Map



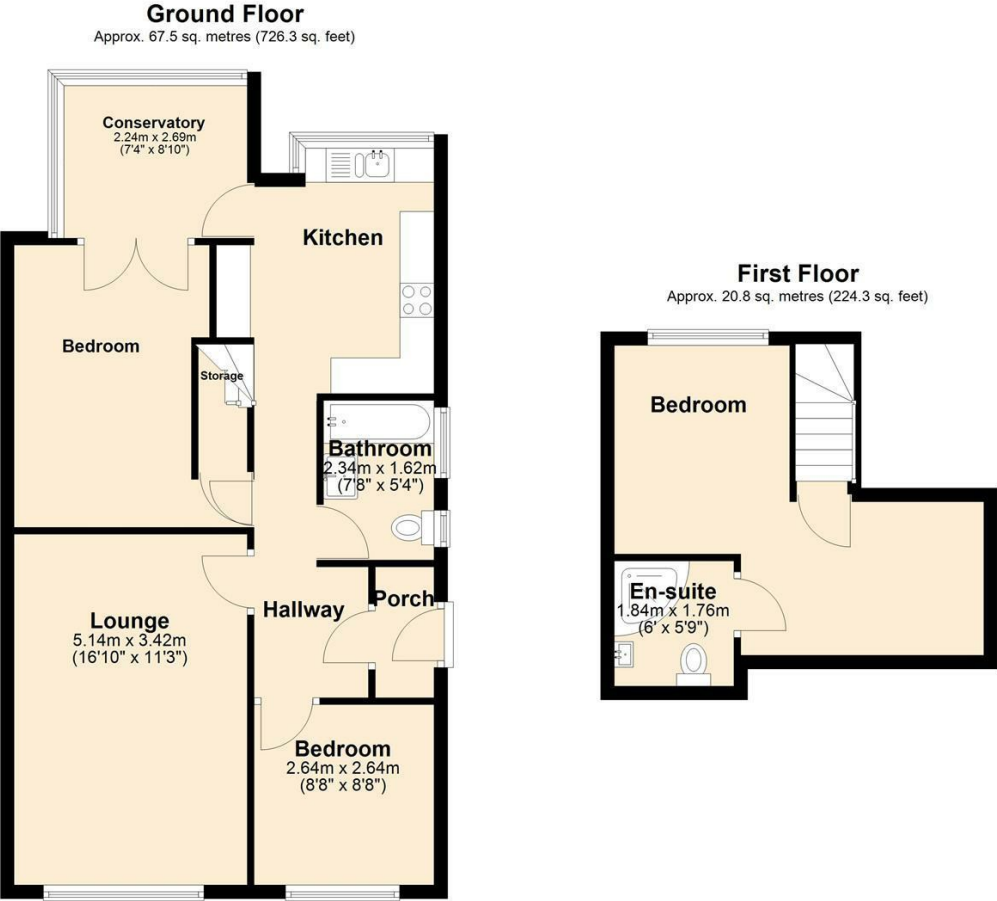
Hybrid Map



Terrain Map



Floor Plan



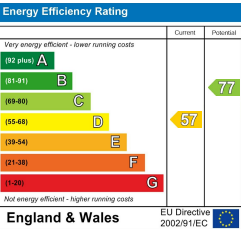
24 Myrtle Avenue
, Poulton-Le-Fylde, FY6 7HP

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 £285,000  3  2  1  D



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Offers In The Region Of £285,000



Porch

Door to side providing access into porch. Matt carpet flooring, meter cupboard and internal door leading into hallway.

Hallway

Access to all ground floor rooms. Concealed staircase leading to first floor bedroom. Wood effect laminate flooring, ceiling light and radiator.

Lounge

16'10" x 11'2"

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

Bedroom

8'7" x 8'7"

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

Ground Floor Bathroom

7'8" x 5'3"

UPVC double glazed opaque windows to side. Three piece bathroom suite comprising; panel bath with shower above and glass partition, low flush WC and vanity wash hand basin. Tiled wall and floor, chrome towel heater and ceiling light.

Bedroom/2nd Reception Room

13'6" x 11'2"

Internally glazed double doors to rear leading out into rear Dining Room/Sun Room. Under stairs storage cupboard. Versatile space which can be used as further ground floor bedroom or reception space. Carpet, ceiling light and radiator.

Kitchen

11'9" x 8'7" (at widest)

UPVC double glazed window to rear. Brand new modern shaker style kitchen with butcher block worktop. Composite sink unit with instant boiling water mixer tap above. Electric induction hob with extractor above. Integral oven and integral microwave. Integral slimline dishwasher. Wood effect laminate flooring, floor lights to kicker boards, ceiling light and radiator.

Conservatory

8'9" x 7'4"

UPVC double glazed French style doors to rear leading into rear garden. Internal doors providing access to Reception Room/Ground Floor Bedroom & Kitchen. Wood effect laminate flooring, ceiling light and radiator.

First Floor Bedroom

10'0" x 8'4"

Carpeted stair case leading from ground floor hallway. UPVC double glazed window to rear. Eaves storage. Access to En Suite Shower Room. Carpet, ceiling light and radiator.

En Suite Shower Room

6'1" x 4'9"

Three piece shower room suite comprising; corner shower cubicle with electric shower above, pedestal wash hand basin and low flush WC. Tiled floor and ceiling light.

Front Exterior

Low maintenance front garden with decorative gravel. Concrete driveway to side providing off road parking for numerous vehicles and access to garage.

Rear Exterior

Low maintenance paved rear garden with artificial lawn. Raised floor beds with freshly laid decorative bark. Access to garage.

Further Information

Tenure - Freehold

EPC Rating D

Council Tax Band - C - Wyre Borough Council

Full Central Heating System installed circa 2023

Full re-wire Jan 2025

Double Glazed Throughout

Gas Combi Boiler

Kitchen Warranty - Transferable to New Owner

