

Road Map



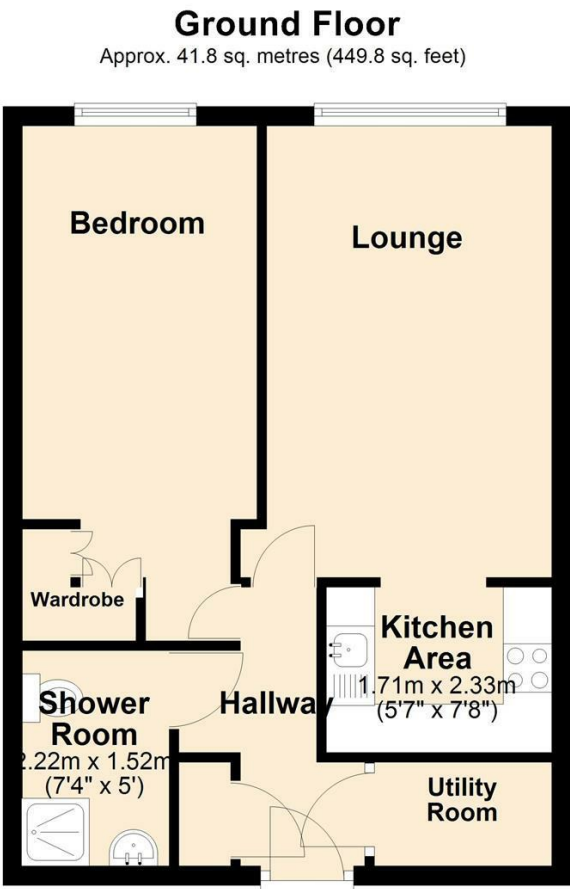
Hybrid Map



Terrain Map



Floor Plan

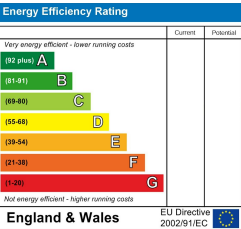


Viewings

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



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SALES & LETTINGS



11 Chapel Street  
, Poulton-Le-Fylde, FY6 7BQ

Offers In The Region Of £53,000

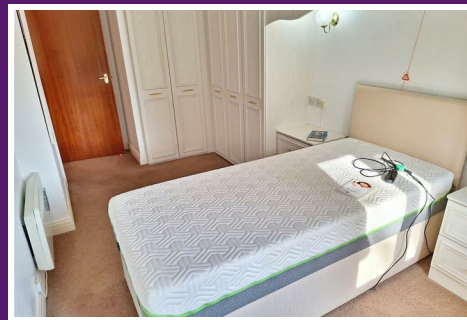
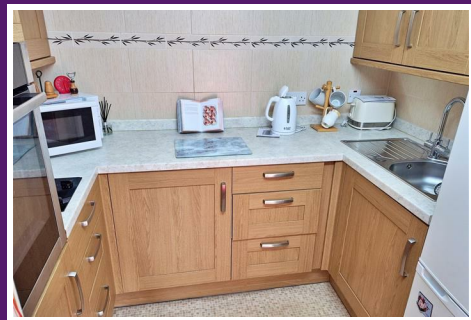




# 11 Chapel Street

, Poulton-Le-Fylde, FY6 7BQ

## Offers In The Region Of £53,000



fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

### Internal Hallway

Door leading in from communal hallway. Access to all rooms. Carpet and ceiling lights.

### Utility Room

6'0" x 3'6"  
Space for tumble dryer. Electricity meter. Ceiling light and carpet.

### Shower Room

7'3" x 4'11"  
Corner shower unit with glass partition, low flush WC and pedestal wash hand basin. Vinyl flooring, tiled floors, and ceiling light.

### Bedroom

13'3" x 7'4"  
UPVC double glazed window to rear. Fitted wardrobes and vanity unit. Electric storage heater and electric panel heater. Carpet and ceiling lights.

### Lounge/Diner

15'3" x 10'6"  
UPVC double glazed window to rear. Electric storage heater and electric panel heater. Wall lights and carpet. Open access to Kitchen Area.

### Kitchen Area

7'7" x 5'7"  
Range of wall and base units with complimentary worktops above. Electric oven.

Ceramic counter top hob. Stainless steel sink unit with mixer tap above. Space for single file fridge and freezer Vinyl flooring, tiled walls and ceiling light.

### Communal Area

Front and rear entrances with security entry-phones. Communal hallways, also providing access to the resident's lounge, laundry room and house manager's office.

### Exterior

Immediate Access to Poulton Town Centre. Allocated Parking Space To Rear

### Further Information

Leasehold information: Terms: 99 years from 1st January 1987  
Annual Charges: £4471.55 1st April 2025 to 31st March 2026  
Council Tax Information: Band B - Wyre Borough Council  
Over 60s

### Agents Disclaimer

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