

Road Map



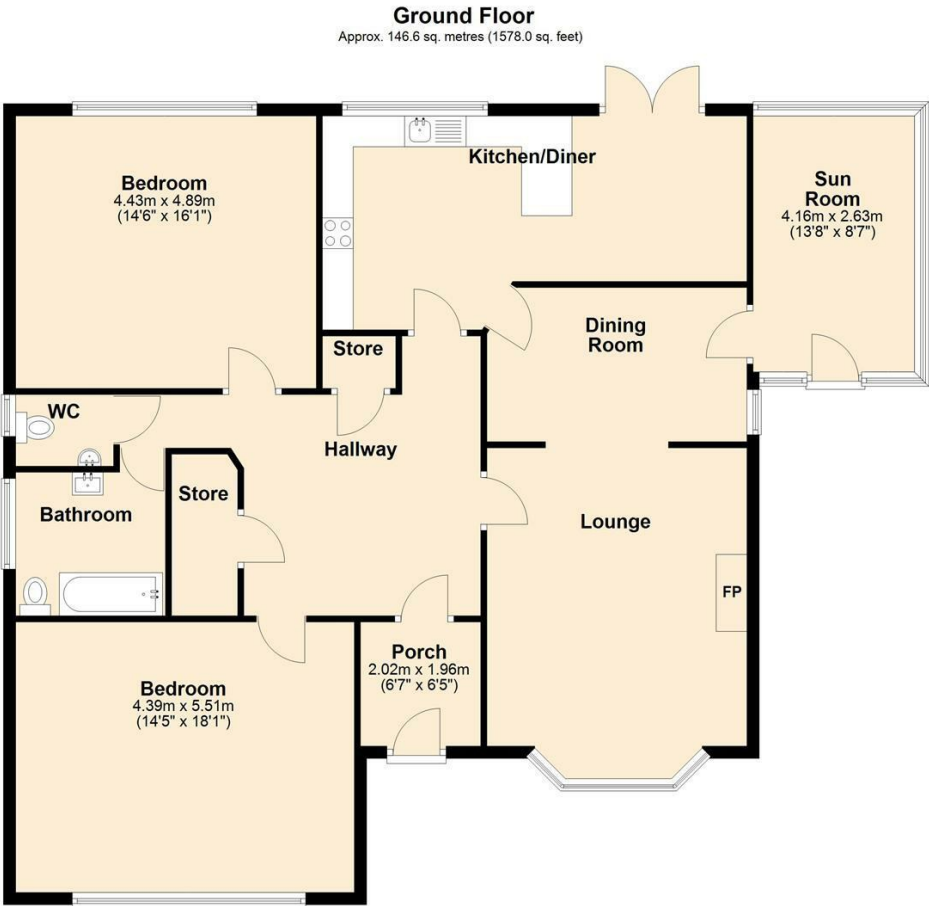
Hybrid Map



Terrain Map



Floor Plan

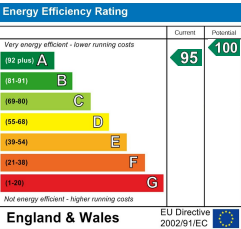


Viewings

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



135 Mains Lane
, Poulton-Le-Fylde, FY6 7LD

Offers In The Region Of £550,000  1  2  A



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2022

Solar panels to rear elevation. Installed 2012 - owned outright. Generates approx. £700 income annually.



Porch

6'7" x 6'5"

Door to front providing access from front driveway. Tiled floors. Internal door leading into hallway.

Hallway

12'7" x 11'9"

Access to all rooms. Store room. Carpet, ceiling lights and radiator.

Lounge

15'10" x 13'10"

UPVC double glazed bay window to front. Feature fireplace housing log burning stove. Carpet, ceiling lights and radiator. Open access through to Dining Room.

Dining Room

12'4" x 8'2"

UPVC door to side into Sun Room. Carpet, ceiling lights and radiator. Access to Kitchen.

Kitchen/Diner

22'8" x 11'5" (at widest point)

UPVC double glazed French Style patio doors to rear. UPVC window to rear. Range of wall and base units with worktops above. Integral double oven. Four ring gas hob with extractor above. Plumbed for washing machine. Stainless steel sink unit. Laminate flooring, ceiling light and radiator.

Sun Room

13'7" x 8'7"

Accessible from Kitchen & Dining Room. Laminate flooring, UPVC door to front and UPVC double glazed windows to side and rear.

Bathroom

8'0" x 7'7"

UPVC double glazed window to side. Three piece bathroom suite comprising; 'P' shaped panel bath with electric shower above, low flush WC and pedestal wash hand basin. Tiled wall and floors, ceiling lights and towel heater.

WC

4'11" x 2'10"

UPVC double glazed window to side. Low flush WC and vanity wash hand basin. Tiled walls and floor. Towel heater.

Bedroom Two

18'0" x 14'4"

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

Bedroom One

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

Exterior

The property is situated on a large plot with landscaped front lawn and long driveway. To the rear there is a private and spacious rear garden. Single garage to side.

Septic Tank in rear garden - installed in 2022

Further Information

Tenure - Freehold

EPC Rating - A

Council Tax Band - F - Wyre Borough Council

Septic Tank Drainage - Septic tank is located in rear garden. Includes waste treatment. Installed circa

