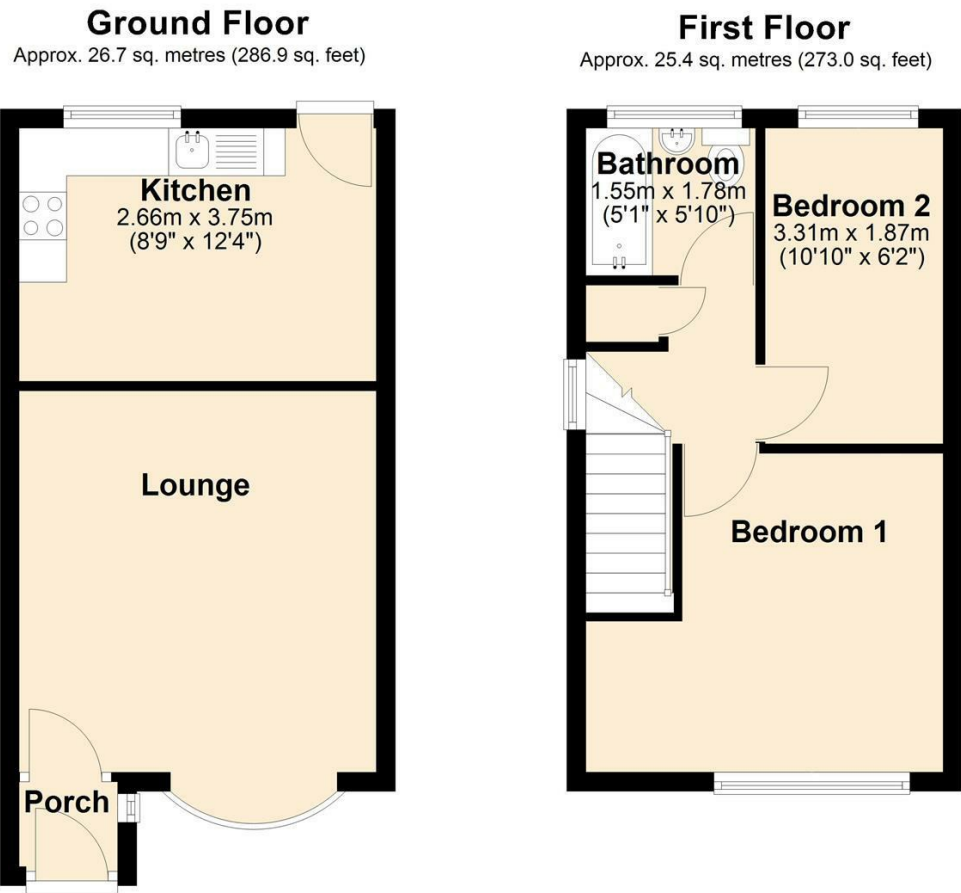




Floor Plan



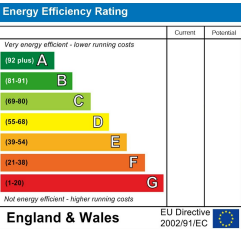
4 The Finches
, Poulton-Le-Fylde, FY6 7UJ

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 £165,000 2 1 1



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Offers In The Region Of £165,000



Porch

3'4" x 2'11"

UPVC door to front providing access into property from front driveway. UPVC double glazed window to side. Internal door leading into lounge.

Lounge

13'1" x 12'3"

UPVC double glazed window to front. Stairs to front with modern Oak handrail and toughened glass partition. Feature fireplace housing electric faux stove and contemporary surround. Under stairs storage cupboard. Carpet, ceiling lights and radiator.

Kitchen

12'3" x 8'8"

UPVC double glazed window to rear. UPVC doors to side and front providing through access. Range of wall and base unit with complimentary worktops above. Integral double oven. Four ring gas hob with wall mounted extractor fan above. Composite sink unit with mixer tap above. Plumbed for washing machine and plumbed for dishwasher. Tiled floors, ceiling lights and radiator.

Landing

Access from lounge. UPVC double glazed opaque window to side. Access to all first floor rooms. Storage cupboard. Loft access. Carpet and ceiling lights.

Bedroom One

12'3" x 10'11"

UPVC double glazed window to front. Fitted wardrobe with sliding doors. Carpet, radiator and ceiling lights.

Bedroom Two

10'10" x 6'1"

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

Bathroom

5'10" x 5'1"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with shower above and all in one basin and toilet unit. Tiled walls and floors, radiator and ceiling lights.

Front Exterior

Paved driveway to front providing off road parking for two vehicles.

Small lawn with established shrubbery.

Side access leading to rear garden.

Rear Garden

Paved patio areas to front and back with central lawn.

Established trees and garden shed.

Open horse grazing land to side.

Further Information

Tenure - Freehold

Council Tax Band - B - Wyre Borough Council

EPC Rating D

Gas Central Heating

Double Glazing Throughout

