

Road Map



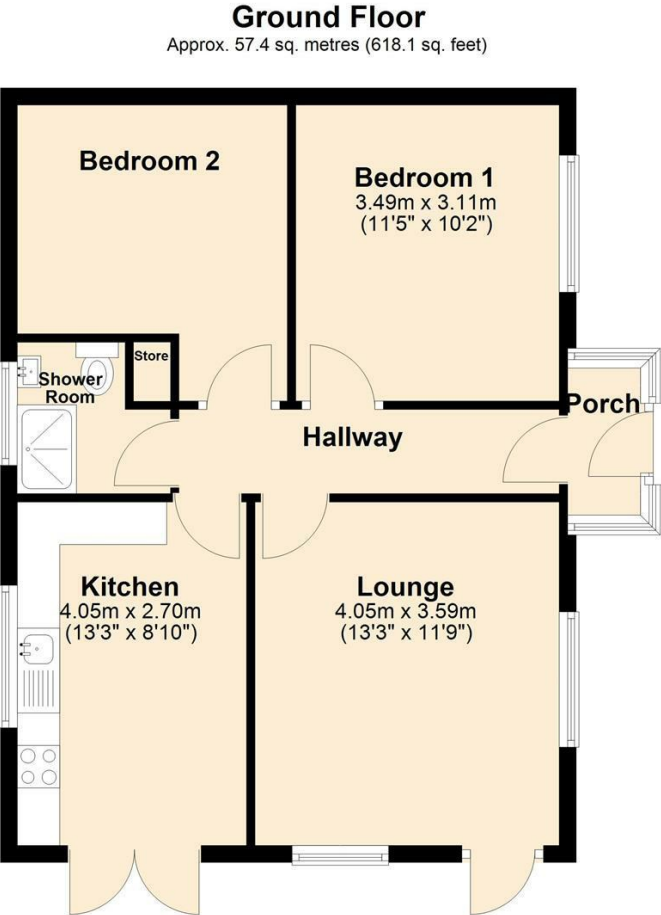
Hybrid Map



Terrain Map



Floor Plan

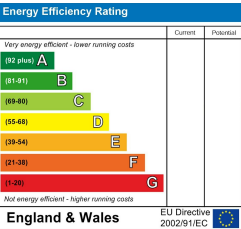


Viewings

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



## 13 Wyre Chalet Park

Occupation Lane, Poulton-Le-Fylde, FY6 7LH

Offers In The Region Of £140,000  2  1  1 





# 13 Wyre Chalet Park

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## Offers In The Region Of £140,000



### Porch

UPVC double glazed door providing access from the side. Access into internal hallway.

### Hallway

Access to all internal rooms. Laminate flooring, ceiling light and radiator.

### Lounge

13'3" x 11'9"

UPVC double glazed windows to front and side. UPVC door to front. Laminate flooring, ceiling light and radiator.

### Kitchen

13'3" x 12'1"

UPVC double glazed window to side. UPVC double glazed French style patio doors to front. Range of wall and base units with complementary worktops above. Tile effect vinyl flooring, ceiling light and radiator. Stainless steel sink unit. Integral fridge & freezer. Induction hob with electric oven beneath and extractor above. Integral dishwasher and washing machine.

### Bedroom One

11'5" x 10'2"

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

### Bedroom Two

11'5" x 10'5"

UPVC double glazed window to rear. Fitted bespoke wardrobes. Carpet, ceiling light and radiator.

### Shower Room

UPVC double glazed window to rear. Three piece bathroom suite comprising; walk in twin shower cubicle with glass partition, low flush WC and vanity wash hand basin. Tiled walls and floors.

### Exterior

Immaculate wrap around gardens providing;

\*Decked Seating Area

\*Garden Dome

\*Double Shed with Power & Lighting

### Further Information

Over 55s

Council Tax Band - A - Fylde Borough Council

EPC - Exempt

Site Fees Approx. £1500 per annum - paid quarterly at £375 per quarter.

Allocated Parking

Mains Electric, Mains Drainage & Mains Gas Supply

