

Road Map



Hybrid Map



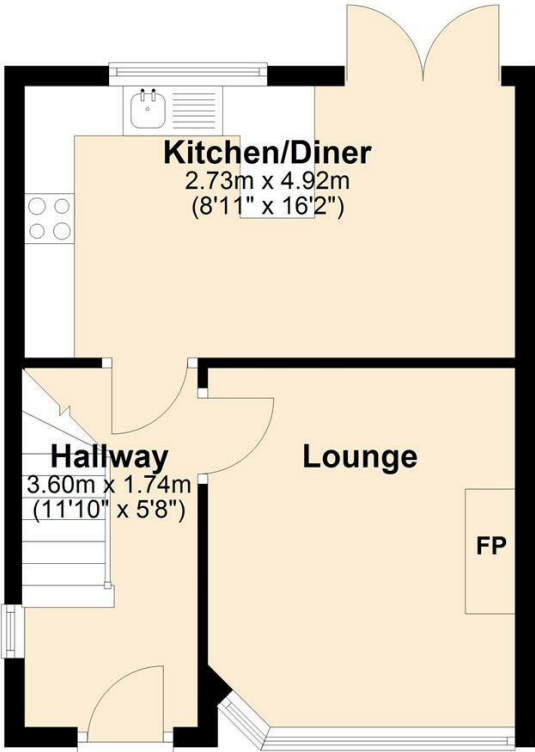
Terrain Map



Floor Plan

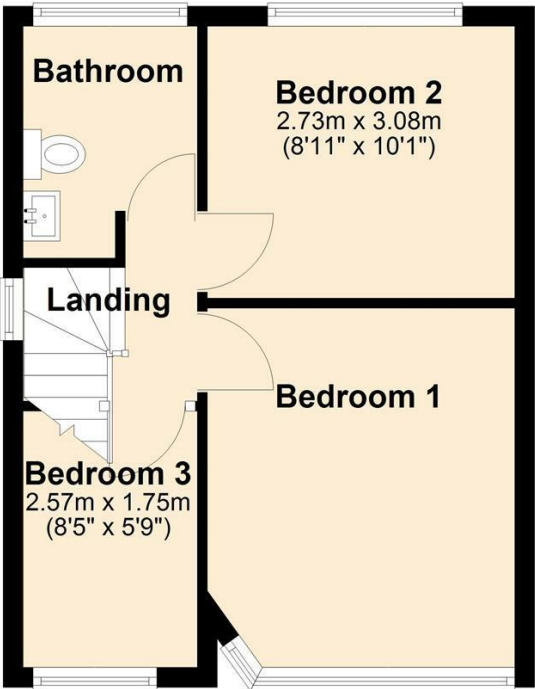
Ground Floor

Approx. 31.4 sq. metres (337.6 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.9 sq. feet)



31 Sefton Avenue

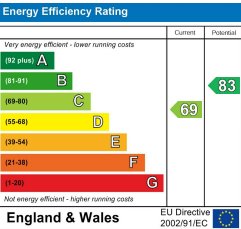
, Poulton-Le-Fylde, FY6 8BL

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 £205,000 3 1 1



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inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, 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.

Hallway

Door to front providing access from front garden. UPVC double glazed window to side. Stair to front leading to first floor landing. Wood effect laminate flooring, ceiling light and radiator.

Lounge

11'9" x 10'1"
UPVC double glazed bay window to front. Wood effect laminate flooring, ceiling light and radiator.

Kitchen/Diner

16'1" x 8'11"
UPVC double glazed window to rear. UPVC double glazed French Style doors to rear. Range of wall and base units with complimentary worktops above. Four ring gas hob with electric oven beneath and extractor fan above. Space for integrated fridge and freezer. Plumbed for dishwasher. Plumbed for washing machine. Composite sink unit with mixer tap above. Wood effect laminate flooring, ceiling light and radiator.

First Floor Landing

UPVC double glazed opaque window to side. Access to all first floor rooms. Loft access. Carpet, ceiling light and radiator.

Bedroom One

11'9" x 10'1"
UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

Bedroom Two

10'1" x 8'11"
UPVC double glazed bay window to rear. Carpet, ceiling light and radiator.

Bedroom Three

9'0" x 5'8"
UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

Bathroom

7'7" x 5'8"
UPVC double glazed opaque window to rear. Three piece modern bathroom suite comprising; 'P' shaped bath with mains shower above and glass partition, pedestal wash hand basin and low flush WC. Tiled wall and floor.

Driveway

Paved driveway to side providing off road parking for two vehicles.
Front access to brick built single garage

Front Exterior

Walled front and corner garden with established trees and shrubs.
Paved and stepped pathway.

Rear Exterior

Low maintenance rear garden with gated access driveway and front garden.
Access to brick built single garage.

Further Information

Tenure - Freehold
EPC - C
Council Tax Band - C - Wyre Borough Council

agents disclaimer

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