

Road Map



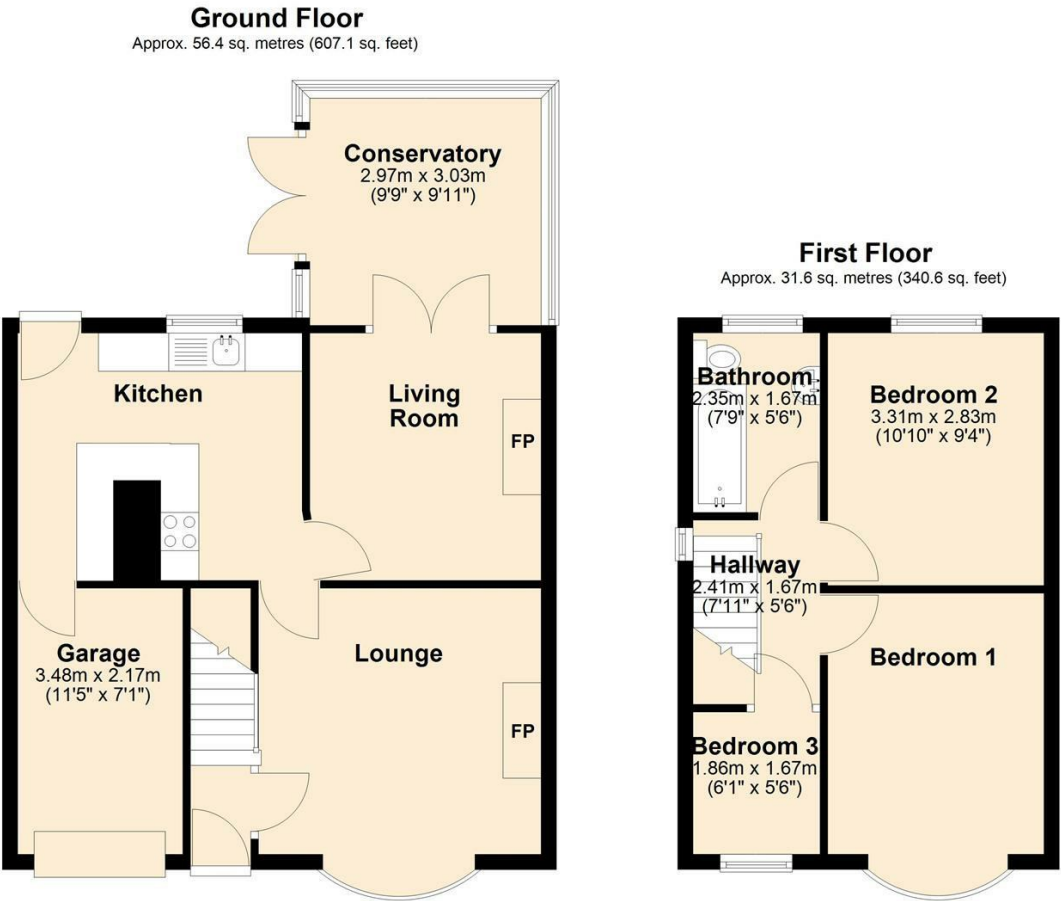
Hybrid Map



Terrain Map



Floor Plan

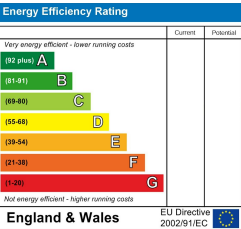


Viewings

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.

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Energy Efficiency Graph



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42 Rutland Avenue
, Poulton-Le-Fylde, FY6 7SA

Offers In The Region Of £240,000  3  1  2 



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Front Exterior

Paved front driveway providing off road parking for two vehicles.

Rear Exterior

Stunning landscaped rear garden with beautifully maintained lawn and bark covered surround and established shrubberies and trees.

Further Information

Tenure - Freehold

EPC Rating D

Council Tax Band - C - Wyre Borough Council

Hallway

Door to front providing access from front driveway. Stairs to front leading to first floor landing. Access to Lounge.

Lounge

12'1" x 11'5"

UPVC double glazed bay window to front. Feature fireplace housing real flame gas fire. Carpet, wall and ceiling light and radiator.

Living Room

10'7" x 9'11"

Internal double doors leading into Conservatory. Cast iron log burner with stone hearth and wood mantle. Carpet and ceiling light.

Conservatory

9'11" x 9'8"

UPVC double glazed window to side and rear. French style double doors to side leading into rear garden. Solid concrete floor with wood effect vinyl flooring and radiator.

Kitchen

12'2" x 10'7"

UPVC double glazed window to rear and UPVC door to rear leading to rear garden. Internal door providing access into Integral Garage. Wrap around kitchen offering a range of wall and base units with complimentary worktops above. Electric hob with double oven beneath with and extractor fan above. Stainless steel sink unit with mixer tap above. Plumbed for washing machine. Wood

effect laminate flooring, ceiling lights and towel heater.

Integral Garage

11'5" x 7'1"

Up and over garage door to front. Presently used as utility room. Combi boiler.

First Floor Landing

Carpeted stair case leading from ground floor hallway. UPVC double glazed opaque window to side. Loft access. Access to all first floor rooms.

Bedroom One

11'2" x 9'3"

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

Bedroom Two

10'10" x 9'3"

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

Bedroom Three

6'1" x 5'5"

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

Bathroom

7'8" x 5'5"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with electric shower above, pedestal wash hand basin and low flush WC. Tiled wall and floor. Ceiling light and radiator.

