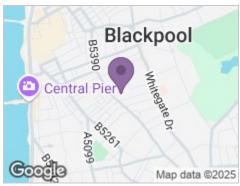
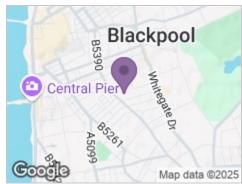
Road Map Hybrid Map Terrain Map

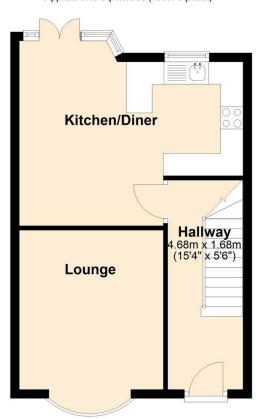


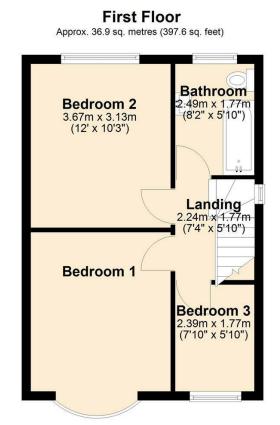




Floor Plan

Ground Floor Approx. 37.9 sq. metres (408.1 sq. feet)



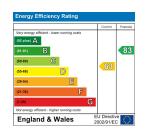


Viewings

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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Hallway

Door to front providing access from front garden into property. Stairs to front. Doors to ground floor rooms. Carpet, ceiling light and radiator.

Lounge

11'8" x 10'6"

UPVC double glazed bay window to front. Feature fire place housing real flame gas fire with contemporary wooden surround. Carpet, ceiling light and curved radiator.

Open Plan Kitchen/Diner

16'5" x 13'6" (at widest points)

Double doors to rear providing access to rear garden. UPVC double glazed window to rear. Range of wall and base units with complimentary worktop above and breakfast bar. Stainless steel sink unit with mixer tap above. Four ring gas hob with extractor fan above and electric oven beneath. Integral fridge and freezer. Laminate flooring, ceiling light and radiator.

First Floor Landing

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

Bedroom One

11'8" x 10'3"

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

Bedroom Two

12'0" x 10'3"

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

Bedroom Three

7'10" x 5'9"

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

Bathroom

8'2" x 5'9"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; 'P' shaped bath with shower above, vanity wash hand basin and low flush WC. Tiled walls and floor. Chrome towel heater.

Front Exterior

Walled front garden with established high hedge.

Rear Exterior

Low maintenance paved rear garden with established trees and shrubs.

Garage - with up and over door to rear providing off road parking to rear.

Brick built storage and brick built utility room.

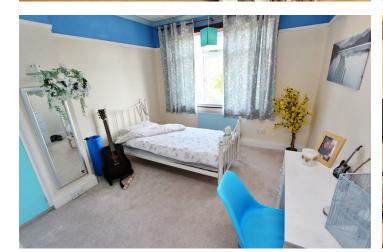
Further Information

Tenure - Freehold EPC Rating D

Council Tax Band - B - Wyre Borough Council









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