

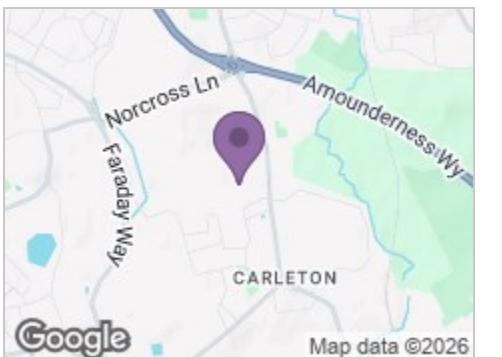
## Road Map



## Hybrid Map

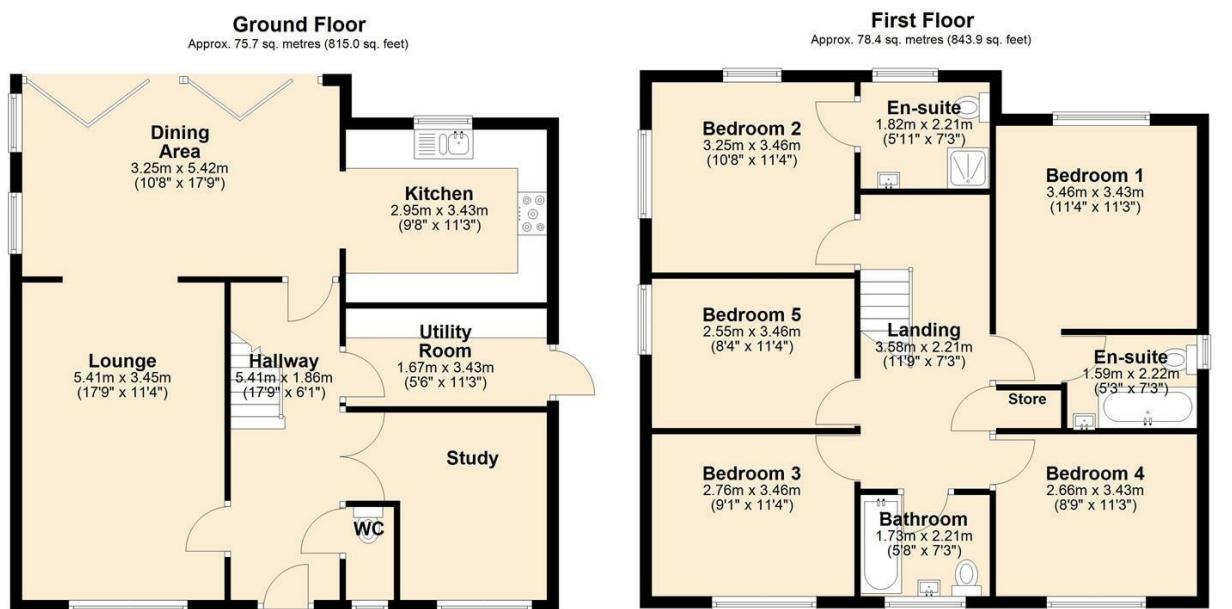


## Terrain Map



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## Floor Plan



## 1 Pasture Field

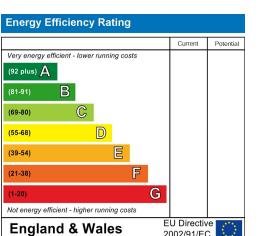
, Poulton-Le-Fylde, FY6 7FG

## 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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# 1 Pasture Field

, Poulton-Le-Fylde, FY6 7FG

Offers In The Region Of £475,000



## Hallway

Door to front providing access from front garden. Engineered wood flooring throughout. Access to all ground floor rooms. Stairs to front leading to first floor landing.

## Lounge

17'8" x 11'3" UPVC double glazed sash window with bespoke shutters to front. Feature inset real flame gas fire. Engineered wood flooring throughout. Radiator and ceiling light. Open access to rear Dining Area.

## Dining Area

17'9" x 11'2" Bi fold doors to rear elevation. UPVC double glazed windows to side. Engineered wood flooring throughout, ceiling light and radiator. Open access to Kitchen.

## Kitchen

11'3" x 9'8" UPVC double glazed sash window to rear. Range of wall and base units with complimentary work top above. Stainless steel sink unit with mixer tap above. Plumbing for dishwasher. Range master gas cooker with matching cooker hood. Space for American fridge freezer. Tiled floor and ceiling lights.

## Utility Room

11'3" x 5'5" Door to side providing external access. Base units with complimentary worktop above. Plumbed for washing machine and space for tumble dryer. Cupboard housing combi boiler. Tiled floor and walls. Ceiling lights.

## Study

10'5" x 8'2" UPVC double glazed sash window with bespoke shutters to front. Internal double doors leading from hallway. Engineered wood flooring, radiator and ceiling light.

## Bedroom Four

11'3" x 8'8" UPVC double glazed sash window to side. Wood effect laminate flooring, ceiling light and radiator.

## Bedroom Five

11'4" x 8'4" UPVC double glazed sash window with bespoke shutters to front. Carpet, ceiling light and radiator.

## Bathroom

7'3" x 5'8" UPVC double glazed opaque window to side. Three piece bathroom suite comprising; panel bath with glass partition and shower, low flush WC and pedestal wash hand basin. Tiled flooring, ceiling light and towel heater.

## Exterior

Wrap around garden to front and sides with established shrubs lawn and paved pathway. Driveway to side.

## Garage (Gym & Storage)

Brick built garage converted internal and presented presently as home gym. Power & lighting.

Separate storage area to rear of garage building.

## Further Information

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

## agents disclaimer

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