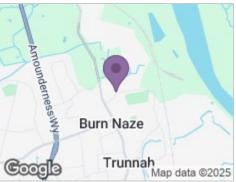
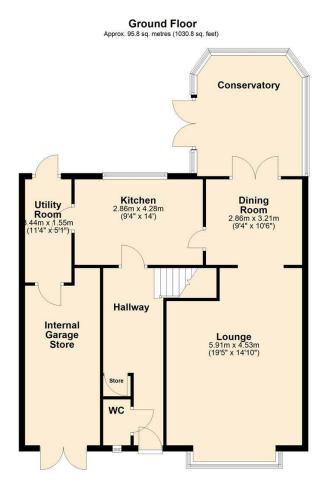
**Road Map Hybrid Map Terrain Map** 







## **Floor Plan**



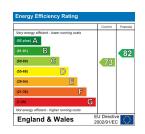


## **Viewings**

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.





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## 5 Rose Fold

, Thornton-Cleveleys, FY5 4NQ

Offers In The Region Of £260,000  $\stackrel{\frown}{\mbox{$\square$}}_4$   $\stackrel{\circ}{\mbox{$\smile$}}_2$   $\stackrel{\frown}{\mbox{$\smile$}}_2$   $\stackrel{\frown}{\mbox{$\smile$}}_2$ 











## 5 Rose Fold

, Thornton-Cleveleys, FY5 4NQ

# Offers In The Region Of £260,000







## **Hallway**

UPVC double glazed door to front aspect, stairs to first floor, storage cupboard.

#### Lounge

UPVC double glazed window to front aspect, gas fire in surround, radiator, open aspect into;

#### **Dining Room**

UPVC double glazed doors leading into the conservatory, radiator.

## Conservatory

UPVC double glazed French doors and windows.

#### Kitchen

UPVC double glazed window to the rear aspect, newly fitted kitchen comprising of; modern wall and base units with complimentary work tops, integrated oven with electric hob and extractor fan over, composite sink and drainer with mixer tap, radiator, tiled floor.

#### **Utility Room**

Door to rear aspect, fitted wall and base units with work tops, plumbed for washing machine and space for tumble dryer, sink unit with drainer, radiator, space for free standing fridge freezer, tiled splash backs, tiled floor, door into:

### **Internal Garage Store**

UPVC double glazed French doors to the front aspect, Ideal combi boiler installed circa 2021

#### WC

UPVC double glazed opaque window to the front aspect, low flush w.c, vanity wash hand basin, radiator.

## **First Floor Landing**

Access to all first floor landing. Loft access.

#### **Bedroom One**

UPVC double glazed window to the rear aspect, fitted wardrobes, radiator.

#### **En Suite**

Shower cubicle with overhead shower, low flush w.c, vanity wash hand basin with mixer tap,

#### **Bedroom Two**

UPVC double glazed window to the front aspect, radiator.

#### **Bedroom Three**

UPVC double glazed window to the front aspect, radiator.

### **Bedroom Four**

UPVC double glazed window to the rear aspect, radiator.

#### **Bathroom**

UPVC double glazed window to the side aspect, three piece suite comprising of; low flush w.c, wash hand basin, panelled bath with overhead shower attachment and glass screen, tiled walls, radiator.

## **Front Exterior**

Front garden providing off road parking for two vehicles, mature shrubs to border.

#### **Rear Exterior**

South facing rear garden with part laid to lawn with mature shrubs and trees to border, decked and paved area, timber shed housing hot tub

## **Further Information**

We have been informed that the property Freehold. Prospective purchasers should seek clarification of this from their solicitors.

EPC Rating C

Council Tax Band - E - Wyre Borough Council









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