

Road Map



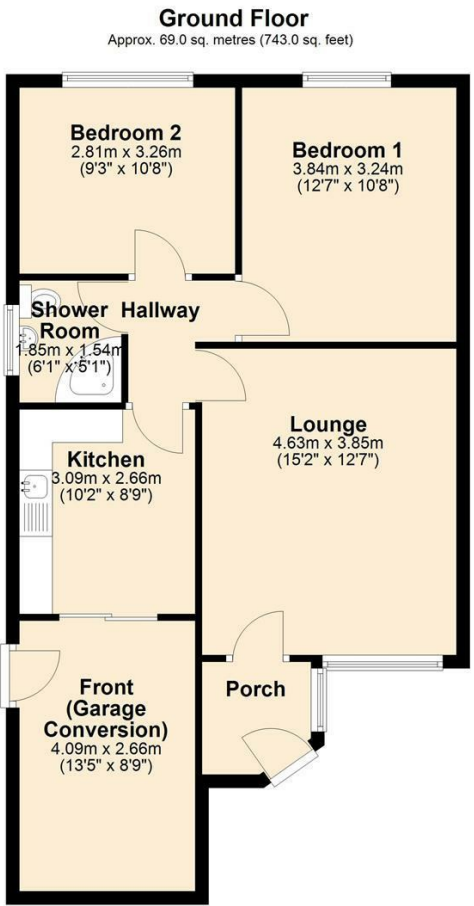
Hybrid Map



Terrain Map



Floor Plan

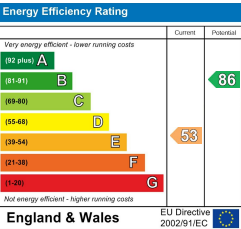


Viewings

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.

Energy Efficiency Graph



16 Westbourne Road

Knott End-On-Sea, Poulton-Le-Fylde, FY6 0BS

Offers In The Region Of £150,000  2  1  1  E



Make your next move with... iMove

Call us now on 01253 883311
hello@imovetoday.co.uk



16 Westbourne Road

Knott End-On-Sea, Poulton-Le-Fylde, FY6 0BS

Offers In The Region Of £150,000



Porch

UPVC door to front providing access from front driveway. Inner door leading into lounge.

Lounge

15'2" x 12'7"

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

Kitchen

10'1" x 8'8"

UPVC double glazed windows to side. Internal sliding door leading into Garden Room (Garage Conversion). Wall and base units with worktop above.

Freestanding gas cooker. Stainless steel sink unit. Plumbed for washing machine. Vinyl flooring, ceiling light and radiator.

Inner Hallway

Access to all rooms. Loft access. Carpet and ceiling light.

Bedroom One

12'7" x 10'7"

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

Bedroom Two

10'8" x 9'2"

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

Shower Room

6'0" x 5'0"

UPVC double glazed opaque window to side. Three piece bathroom comprising; corner shower cubicle, pedestal wash hand basin and low flush WC. Ceiling light, radiator and vinyl floor.

Front (Garage Conversion)

13'5" x 8'8"

Front Exterior

Driveway and lawned front garden.

Rear Garden

Overgrown rear garden - low maintenance once maintained

Further Information

Tenure - Freehold

EPC Rating - E

Council Tax Band - B - Wyre Borough Council

Agent's Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline 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. 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.

