

Road Map



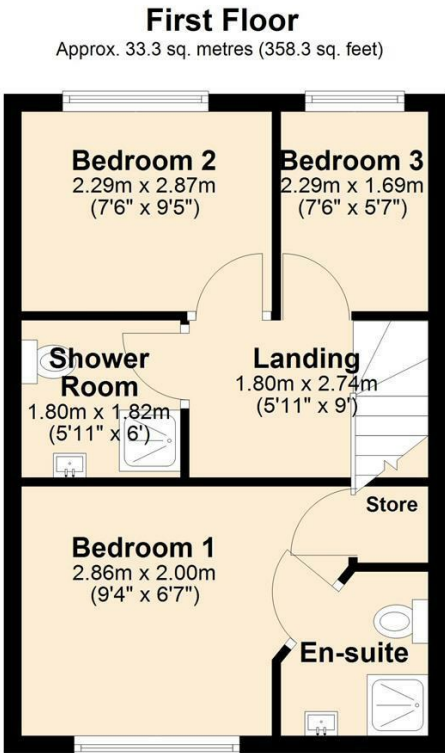
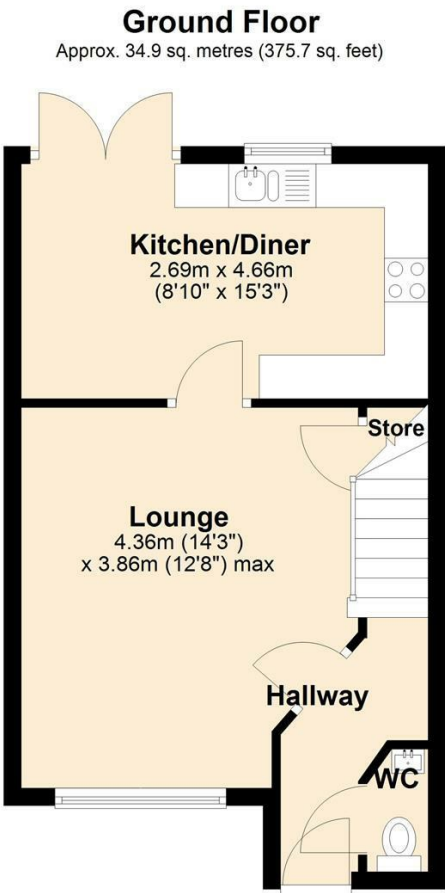
Hybrid Map



Terrain Map



Floor Plan

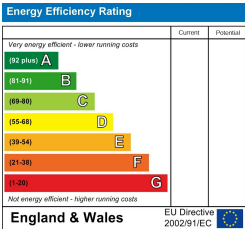


Viewings

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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SALES & LETTINGS



2 Carnelian Close
, Poulton-Le-Fylde, FY6 7YT

Offers In The Region Of £190,000  3  1  1 



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NHBC Warranty In Place Until 2032
Council Tax Band - C - Wyre Borough Council
EPC Rating - C

Offers In The Region Of £190,000



Hallway

Door to front providing access from front driveway. Stairs leading to first floor landing. Access to ground floor rooms. Wood effect laminate flooring throughout, ceiling light and radiator.

WC

4'7" x 2'9"

UPVC double glazed opaque window to front. Low flush WC and wall mounted wash hand basin. Wood effect laminate flooring throughout, ceiling light and radiator.

Lounge

14'3" x 12'7"

UPVC double glazed window to front. Under stairs storage cupboard. Carpet, ceiling light and radiator.

Kitchen/Diner

15'3" x 8'9"

UPVC window to rear and UPVC French Style doors leading out to rear garden. Range of wall and base units with complimentary worktops above. Four ring gas hob with electric oven beneath and chrome extractor fan above. Stainless steel sink unit with mixer tap and drainer. Space for tumble dryer. Plumbed for washing machine. Wood effect laminate flooring throughout, ceiling light and radiator.

Landing

Access to all first floor rooms. Loft access. Storage cupboard. Carpet and ceiling lights.

Bedroom One

9'4" x 6'6"

UPVC double glazed window to front. Carpet, ceiling light and radiator. Access to En-Suite.

En Suite

5'6" x 6'2" (at widest point)

UPVC double glazed opaque window to front. Three piece bathroom suite comprising; single shower unit with glass partition and main shower above, low flush WC and pedestal wash hand basin. Wood effect vinyl flooring, ceiling light and chrome towel heater.

Bedroom Two

9'4" x 7'6"

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

Bedroom Three

7'6" x 5'6"

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

Bathroom

5'10" x 5'11"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; panel bath with glass partition and main shower above, low flush WC and pedestal wash hand basin. Wood effect vinyl flooring, ceiling light and chrome towel heater.

Front Exterior

Two parking spaces to front driveway. Gated side access.

Electric car charging point.

Rear Exterior

Low maintenance rear garden with paved patio, raised flower beds and decorative gravel.

Further Information

Freehold

Built Circa 2019

