

Road Map



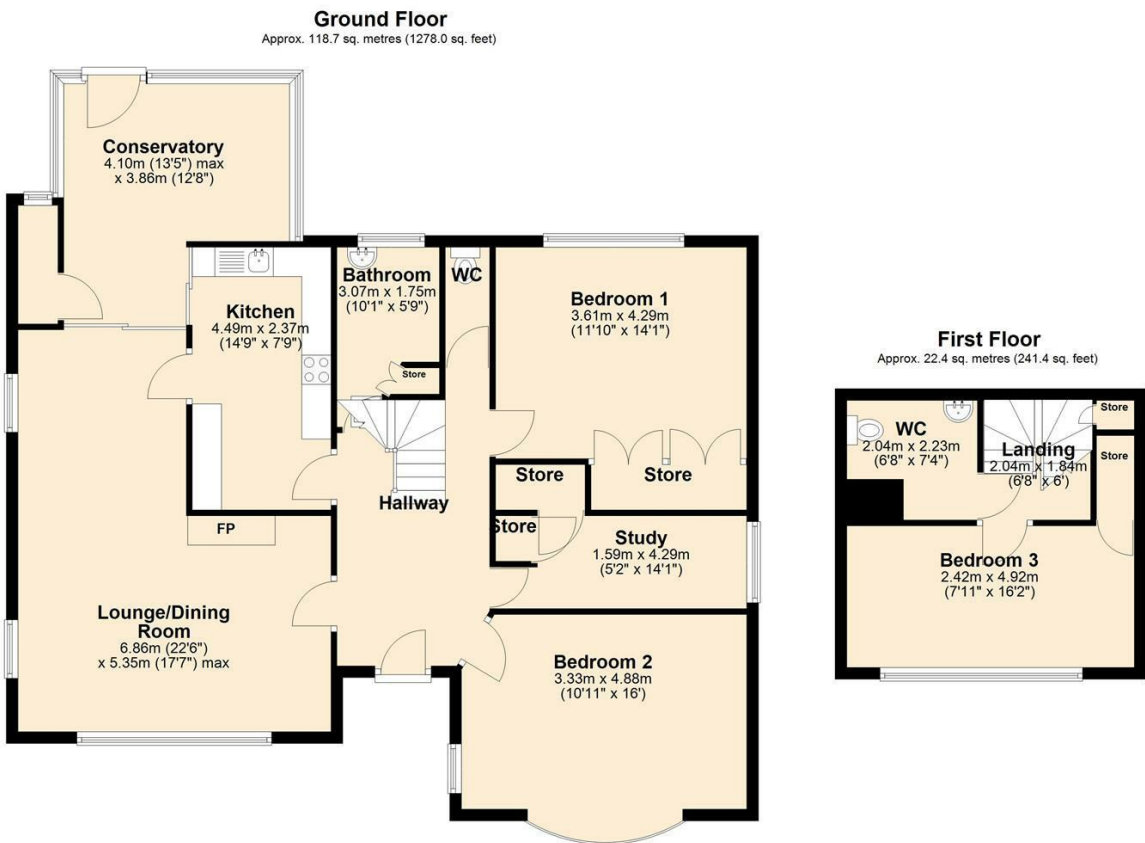
Hybrid Map



Terrain Map



Floor Plan



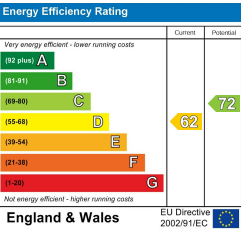
72 Longhouse Lane  
, Poulton-Le-Fylde, FY6 8DF

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.

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Energy Efficiency Graph



Offers In The Region Of £425,000  3  1  2  D



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# 72 Longhouse Lane

, Poulton-Le-Fylde, FY6 8DF

## Offers In The Region Of £425,000



### Hallway

Door to front leading into property from front garden. Staircase leading to first floor landing. Access to ground floor rooms. Carpet, ceiling light and radiator.

### Lounge/Dining Room

22'6" x 17'6" (at widest point)

UPVC double glazed window to front and side. Internal sliding glass doors to rear leading into Conservatory. Carpet, ceiling light and radiator.

### Kitchen

14'8" x 7'9"

Range of wall and base units with worktop above. Stainless steel sink unit. Electric hob and integral double oven. Plumbed for washing machine. Tiled wall and floor and ceiling light.

### Rear Conservatory

13'5" x 12'7"

UPVC double glazed windows to side and rear. UPVC door providing access to rear garden. Access to boiler cupboard Tiled floor, radiator and ceiling light.

### Bedroom One

16'0" x 10'11"

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

### Bedroom Two

14'0" x 11'10"

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

### Study

14'0" x 5'2"

UPVC double glazed window to side. Fitted cupboards. Carpet, ceiling light and radiator.

### Bathroom

10'0" x 5'8"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with shower above and pedestal wash hand basin. Fitted under stairs storage cupboard. Tiled floor and walls and ceiling light.

### WC

UPVC double glazed opaque window to rear. Low flush WC. Tiled floor and walls and ceiling light.

### First Floor Landing

Access to all first floor rooms. Over stairs loft access.

### Bedroom Three

16'1" x 7'11"

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

### First Floor WC

7'3" x 6'8"

Low flush WC and pedestal wash hand basin. Carpet and ceiling light.

### Front Exterior

Well established front garden with central lawn and established shrubs and trees.

Side driveway providing ample off road parking and access to detached garage.

### Rear Exterior

Spacious rear garden with large lawn, patio area and established plants, shrubs and evergreen trees.

### Further Information

Tenure - Freehold

EPC Rating D

Council Tax Band - F - Wyre Borough Council

