

Road Map



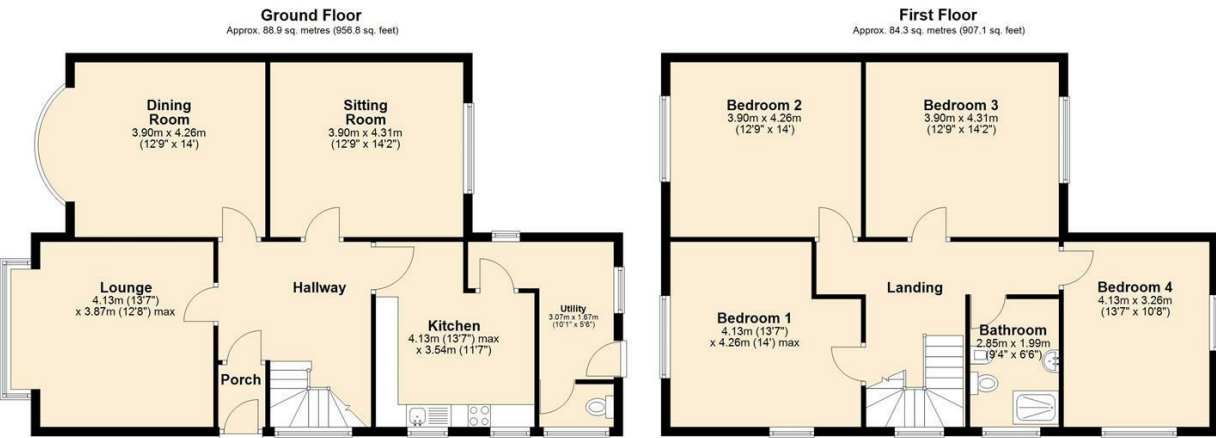
Hybrid Map



Terrain Map



Floor Plan



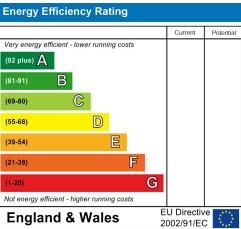
55 Blackpool Old Road  
, Poulton-Le-Fylde, FY6 7DL

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



Offers In The Region Of £499,950  4  1  3 



# 55 Blackpool Old Road

, Poulton-Le-Fylde, FY6 7DL

## Offers In The Region Of £499,950



### Front Exterior

Spacious front garden and driveway gated to front. Side access to house and access to detached garage.

### Garage

Detached garage with up and over door to front. Power & Lighting.

### Rear Exterior

Spacious lawned garden to rear with paved patio area, lawn and established conifer trees to boundary.

### Further Information

Tenure - Freehold

Council Tax Band - E - Wyre Borough Council

EPC Rating D

### Porch

Solid wood door to side providing access from driveway. Internal door leading into hallway.

### Hallway

Spacious hallway with access to all ground floor rooms. Stair case providing access to first floor landing. Under stairs storage cupboard. Original stained glass window overlooking stair case. Laminate flooring, chandelier lighting and radiator.

### Lounge

13'6" x 12'8"

Bay window to front and further window to side. Feature fire place housing open fire. Laminate flooring, chandelier lighting and radiators.

### Dining Room

13'11" x 12'9"

Bay window to front. Feature fire place housing real flame gas fire. Carpet, chandelier lighting and radiator.

### Sitting Room

14'1" x 12'9"

Window to rear. Feature fire place housing open fire. Laminate flooring, ceiling lighting and radiators. Fitted drawers and cupboard.

### Kitchen

13'6" x 11'7"

Windows to side. Wall and base units with worktop above. Freestanding cooker. Stainless steel sink unit with mixer tap above. Tiled floors, radiator and ceiling lights.

### Utility Room

10'0" x 5'5"

Window to rear and solid door to rear providing

access to rear garden and garage. Stainless steel sink unit. Plumbed for washing machine. Combi gas boiler. Access to WC.

### Ground Floor WC

Window to side. Low flush WC and wash hand basin.

### First Floor Landing

Open landing space with original stained glass window to side. Access to all first floor rooms. Carpet and ceiling light.

### Bedroom One

13'11" x 13'6"

Windows to front and side. Laminate flooring, chandelier lighting and radiator.

### Bedroom Two

13'11" x 12'9"

Windows to front and side. Laminate flooring, ceiling light and radiator.

### Bedroom Three

14'1" x 12'9"

Window to rear. Fitted cupboard storage. Carpet, wall and ceiling lights and radiator.

### Bedroom Four

13'6" x 10'8"

Window to rear and side. Carpet, wall and ceiling lights and radiator.

### Bathroom

9'4" x 6'6"

Opaque window to side. Four piece bathroom suite comprising; walk in twin shower cubicle with sliding glass partition, pedestal wash hand basin, low flush WC and bidet. Fitted storage cupboard. Wet room flooring and ceiling light. Loft access.

