

Road Map



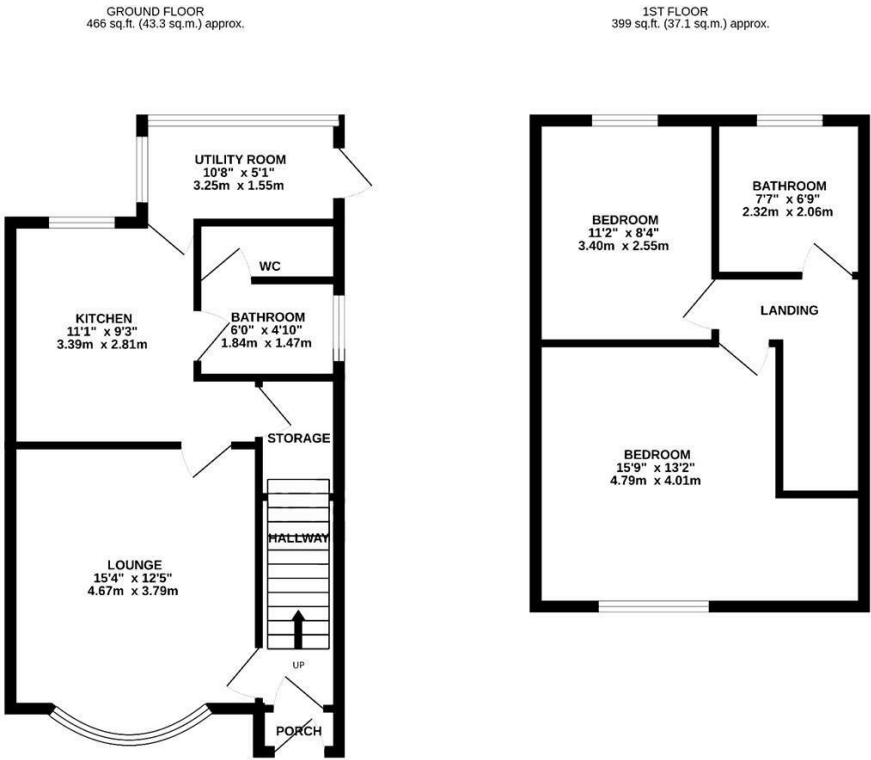
Hybrid Map



Terrain Map



Floor Plan



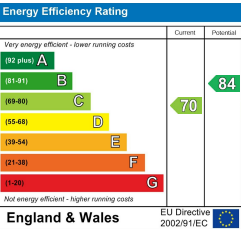
TOTAL FLOOR AREA: 865 sq.ft. (80.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metagix 12/2024

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



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, Poulton-Le-Fylde, FY6 7JL

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Porch

UPVC front door, door to hallway.

Hallway

Stairs to first floor.

Lounge

15'3" x 12'5"

UPVC double glazed bay window to the front. Radiator, feature wall mounted gas fire. Access through to Kitchen.

Kitchen

11'1" x 9'2"

A range of wall and base units with complementary work surfaces, new four ring gas hob, new electric oven, new fridge, extractor over, stainless steel sink with mixer tap, radiator, under stair storage, UPVC double glazed window to the rear.

Ground Floor Bathroom

6'0" x 4'9"

Panelled bath with shower over, wash hand basin, heated towel rail, UPVC double glazed window to the side aspect.

Ground Floor WC

Low flush wc, wall mounted Worcester combi boiler.

Rear Utility Room

10'7" x 5'1"

Washing machine, radiator, UPVC double glazed windows, UPVC door to rear.

First Floor Landing

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

Bedroom One

15'8" x 13'1" (at widest point)

UPVC double glazed window to the front aspect, radiator, a range of fitted wardrobes.

Bedroom Two

11'1" x 8'4"

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

First Floor Bathroom

7'7" x 6'9"

UPVC double glazed window to the rear aspect, four piece suite comprising ; panelled bath with shower attachment, shower cubicle, vanity wash hand basin, low flush wc, heated towel rail.

Front Exterior

Enclosed front garden with gated entrance.

Rear Exterior

Spacious rear garden, with lawn area and paved patio.

Established borders, wooden garden shed

Further Information

Tenure - Freehold

EPC Rating B

Council Tax Band - B - Wyre Borough Council

