

Road Map



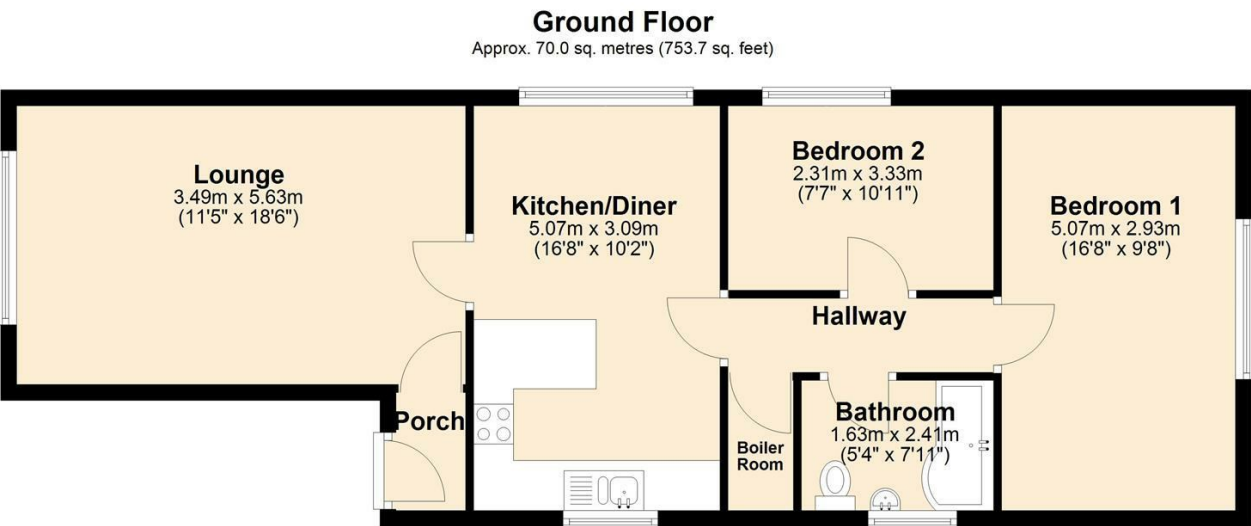
Hybrid Map



Terrain Map



Floor Plan



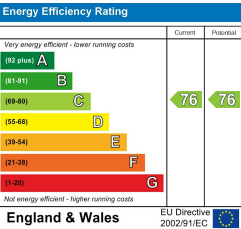
## 22 Stocks Court , Poulton-Le-Fylde, FY6 7TA

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 £160,000  2  1  1  C

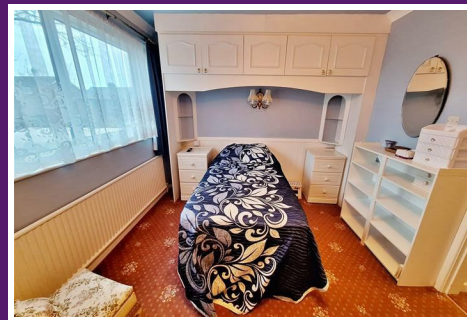
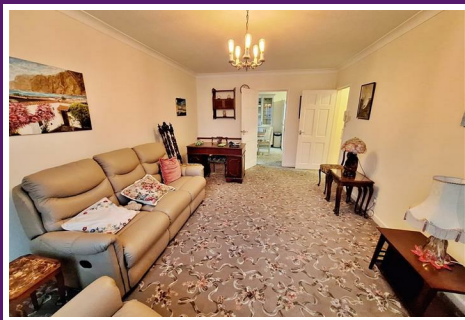
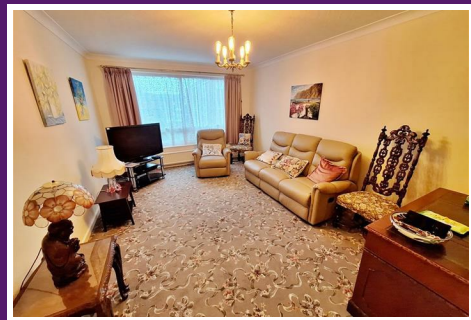




# 22 Stocks Court

, Poulton-Le-Fylde, FY6 7TA

## Offers In The Region Of £160,000



### Porch

Door leading from communal hallway into subject property. Internal door providing access into Lounge.

### Lounge

18'5" x 11'5"

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

### Kitchen/Diner

16'7" x 10'1"

UPVC double glazed windows to side. Range of wall and base units with complimentary worktop above. Four ring ceramic electric hob with electric oven beneath and extractor above. Composite steel sink unit with mixer tap above. Plumbed for washing machine. Karndean flooring to kitchen area and carpet to dining area. Ceiling lights and radiator.

### Bathroom

7'10" x 5'4"

UPVC double glazed opaque window to side. Four piece bathroom suite comprising corner shower cubicle, low flush WC, bidet and pedestal wash hand basin. Tiled floor and walls, ceiling light and towel heater.

### Bedroom One

16'7" x 9'7"

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

### Bedroom Two

10'11" x 7'6"

UPVC double glazed window to side. Carpet, ceiling lights and radiator.

### Further Information

Tenure:

Leasehold

999 years from 1971

Service/Management Charges £330 Per Quarter

EPC Rating: C

Gas Central Heating & DG

Council Tax Band C (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.

