

Road Map



Hybrid Map



Terrain Map



Floor Plan

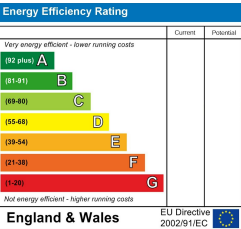


Viewings

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.

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Energy Efficiency Graph



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Porch

Solid wood door to front providing access from below ground floor court yard. Internal door with etched glass providing access into Hallway.

Hallway

Stair case to front providing access to first floor landing. Door leading into Dining Room. Engineered wood flooring throughout, radiator and ceiling light.

Dining Room

12'9" x 12'4"

Double glazed window to rear. Under stairs storage cupboard. Open access to Lounge and internal door leading into Kitchen. Engineered wood flooring throughout, radiator and ceiling light.

Lounge

12'0" x 11'6"

Double glazed bay window to front. Chimney breast housing cast iron wood burning stove with stone hearth, back and surround. Engineered wood flooring throughout, radiator and ceiling light.

Kitchen

11'1" x 8'3"

Door to side providing access to side courtyard. Double glazed window to side. Range of wall and base units with complimentary butcher block style worktops. Porcelain sink unit with mixer tap above. Five ring gas hob with extractor fan above. Integral double oven. Integral dishwasher. Integral washing machine. Integral fridge/freezer. Open access to rear Sitting Room. Solid stone flooring and spot lights to ceiling.

Sitting Room

12'0" x 10'2"

UPVC double glazed double doors to rear. Double glazed window to side. Solid stone flooring throughout, radiator and ceiling light.

Landing

Spindled staircase. Access to all first floor rooms. Stair case leading up to converted loft room. Carpet and ceiling light.

Bedroom One

15'11" x 11'6"

Double glazed windows to front. Fitted wardrobes. Under stairs storage cupboard. Carpet, ceiling light and radiator.

Bedroom Two

12'4" x 10'6"

Double glazed windows to rear. Fitted wardrobes. Carpet, ceiling light and radiator.

Bathroom

11'1" x 8'3"

Double glazed window to rear. Four piece bathroom suite comprising; panel bath, walk in twin shower cubicle, low flush WC and vanity wash hand basin. Tiled floor with pebble design, tiled walls, chrome towel heater and ceiling spot lights.

Loft Room

14'8" x 15'3"

Stair case from first floor landing providing access. Velux skylights to side. Carpet and ceiling lights.

Front Exterior

Below ground level courtyard access via stone steps. External storage cupboard. Side gated access leading to rear garden.

Rear Exterior

Low maintenance paved and rear courtyard with raised flower bed surround.

Further Information

Tenure - Freehold

EPC Rating - D

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.

