

## Road Map



## Hybrid Map



## Terrain Map



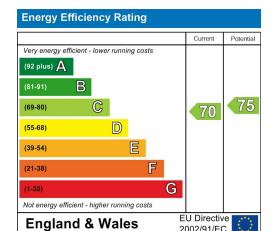
## Floor Plan



## 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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215 Garstang Road East  
Poulton-Le-Fylde, FY6 8JH

## Offers In The Region Of £695,000

A row of four decorative icons. From left to right: a bed with two pillows and the number '5' next to it; a bathtub with bubbles and the number '4' next to it; a sofa with two cushions and the number '3' next to it; and a stack of five books with the letter 'C' next to it.



# 215 Garstang Road East

, Poulton-Le-Fylde, FY6 8JH

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## Porch

Door to front providing access from front driveway. Tiled floor. Internal door leading into Hallway.

## Hallway

Access to all ground floor rooms. Stair cases to front providing access to first floor landing. Carpet, ceiling lights and radiators.

## WC

Low flush WC and pedestal wash hand basin. Vinyl flooring and ceiling light.

## Dining Room

17'1" x 12'10"

UPVC double glazed window to rear and sliding door to side. Open access to Lounge & Kitchen. Engineered wood flooring throughout, ceiling light and radiator.

## Lounge

18'8" x 12'9"

UPVC double glazed window to rear and sky light to roof. Cylindrical wood burning stove with fixed flue. Carpet, radiator and wall lights.

## Kitchen

17'1" x 8'3"

UPVC double glazed window to side. UPVC door to rear leading out to rear garden. Range of wall and base units with butcher block style worktop above. Composite sink unit with mixer tap above. Integral double oven and microwave. Ceramic electric hob with extractor fan above. Integral dishwasher. Under counter fridge and freezer. Engineered wood flooring throughout and ceiling lights. Door leading into Utility Room.

## Utility Room

8'9" x 8'3"

UPVC double glazed window to side. Plumbed for washing machine and space for tumble dryer. Base units and stainless steel sink unit. Stepped access into Integral Garage.

## Integral Garage

20'7" x 15'10"

Up and over door to front. Power and lighting.

## Bedroom One

20'10" x 10'7"

UPVC double glazed windows to rear and side. Fitted wardrobe and drawers. Carpet ceiling lights and radiator. Access through to En-Suite Bathroom.

## En-Suite Bathroom

13'8" x 7'1"

UPVC double glazed opaque windows to side. Four piece bathroom suite comprising; walk in shower cubicle with fixed glass partition, Jacuzzi bath, his and hers vanity wash hand basin and low flush WC. Tile walls, wall effect flooring, chrome towel heater and ceiling lights.

## Bedroom Two

10'7" x 10'3"

UPVC double glazed bay window to front. Carpet, ceiling lights and radiator. Access to En-Suite Shower Room.

## En-Suite Shower Room

5'4" x 2'11"

Three piece bathroom suite comprising; steam shower cubicle, low flush WC and pedestal wash hand basin. Vinyl flooring and ceiling light.

## Bedroom Three

13'7" x 8'8"

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

## First Floor Landing

Spindled stair case leading to galleried first floor landing. Access to all first floor rooms. Carpet and ceiling lights.

## Bedroom Five

8'6" x 8'6"

UPVC double glazed window to front and Velux skylight windows to sides. Fitted wardrobes and storage cupboards. Carpet, ceiling lights and radiator. Access to En-Suite Shower Room.

## En-Suite Shower Room

10'11" x 4'1" (at widest point)

Velux skylight to ceiling. Corner shower cubicle, low flush WC and pedestal wash hand basin.

## Games Room

18'10" x 15'3"

Jack and Jill doors providing access from Landing and Bedroom Five. UPVC double glazed window to rear. Cupboard housing Worcester Bosch combi boiler. Carpet, ceiling light and radiator.

## Office/Gym Room

7'6" x 9'1"

UPVC double glazed window to rear. Carpet, ceiling light and radiator. Presently dressed as home gym.

## Office

12'9" x 7'1"

UPVC double glazed window to rear. Carpet, ceiling light and radiator. Currently dressed as home office.

## Store Room

10'6" x 7'1"

Velux skylight to rear. Eaves access.

## Bathroom

13'2" x 8'1"

UPVC double glazed opaque window to side. Four piece bathroom comprising; panel bath, single walk in shower cubicle, low flush WC and his and hers vanity wash hand basin. Cupboard housing Worcester Bosch combi boiler. Carpet, ceiling lights and chrome towel heater.

## Bedroom Four

12'2" x 10'3"

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

## Front Exterior

Spacious front driveway allow off road parking for four vehicles.

Separate low level parking area allowing off road parking for a further two vehicles.

## Rear Exterior

Spacious South facing rear garden. Central grass lawn with paved pathway surround. Small pond. Side access.

## Further Details

Tenure - Freehold

EPC Rating C

Council Tax Band - G - Wyre Borough Council

