

## Road Map



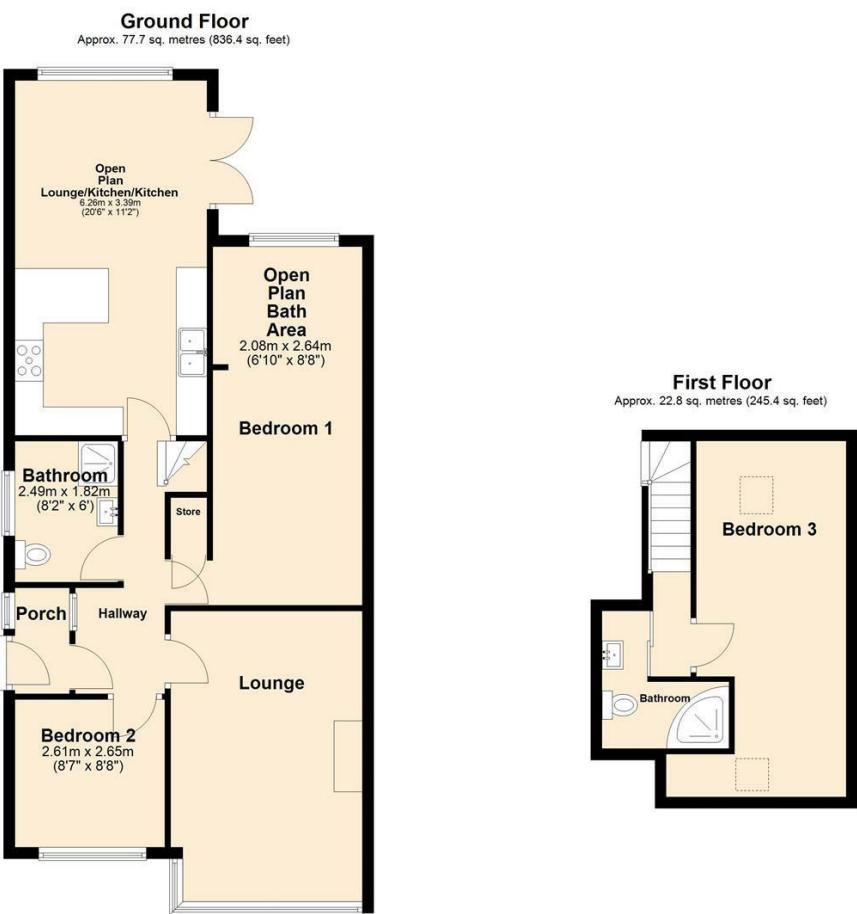
## Hybrid Map



## Terrain Map



## Floor Plan

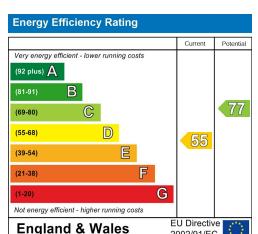


## Viewings

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.

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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## 14 Myrtle Avenue

, Poulton-Le-Fylde, FY6 7HP

Offers In The Region Of £335,000



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## Porch

6'1" x 3'11"

Door to side providing access into porch. Tiled flooring, meter cupboard and internal door leading into hallway.

## Hallway

Access to all ground floor rooms. Stair case to side leading to first floor landing. Wood effect laminate flooring, ceiling light and radiator.

## Bedroom Two

8'8" x 8'6"

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

## Lounge

16'9" x 11'1"

UPVC double glazed bay window to front. Cast iron wood burning stove with exposed brick surround and contemporary wood mantel. Carpet, ceiling light and radiator.

## Bathroom

8'2" x 5'11"

UPVC double glazed opaque windows to side. Three piece bathroom suite comprising; walk in shower room with mains rainfall shower attachment above, fitted glass partition, low flush WC and pedestal wash hand basin. Tiled wall and floor, chrome towel heater and ceiling light.

## Master Bedroom With Open Plan Bath Area

20'5" x 8'7"

UPVC double glazed window to rear. Carpet, under stairs storage cupboard and vertical radiator to main bedroom area. Freestanding claw footed bath with wall lights and wood effect laminate flooring to bath area.

Double doors to front from driveway and sliding door leading to rear garden.

## Further Information

Tenure - Freehold

EPC Rating D

Council Tax Band - C - Wyre Borough Council

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.

## Agent's Disclaimer

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