

Road Map



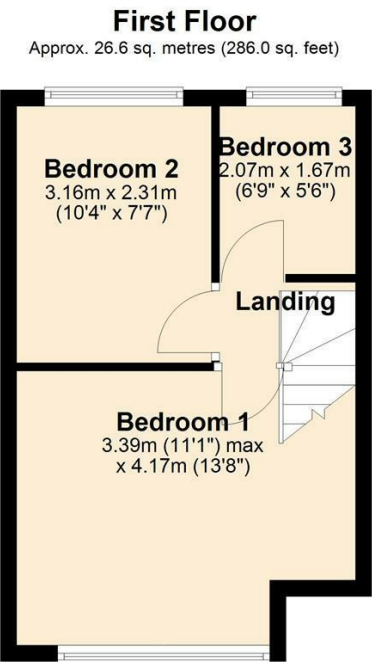
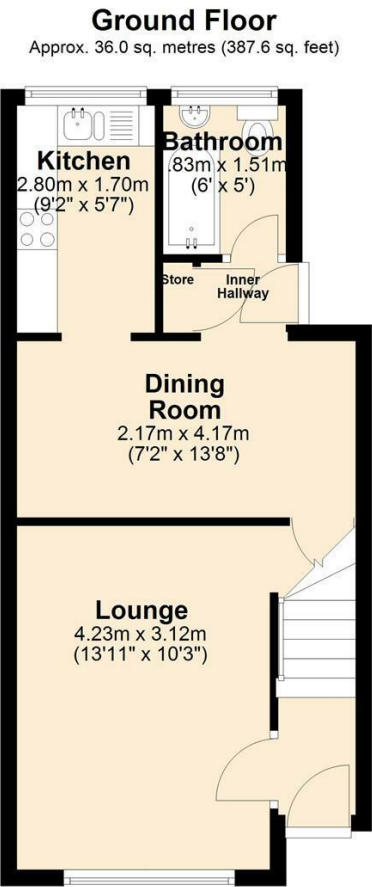
Hybrid Map



Terrain Map



Floor Plan



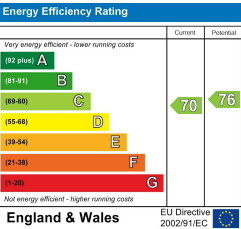
4 Westwood Avenue
, Poulton-Le-Fylde, FY6 7EN

Viewings

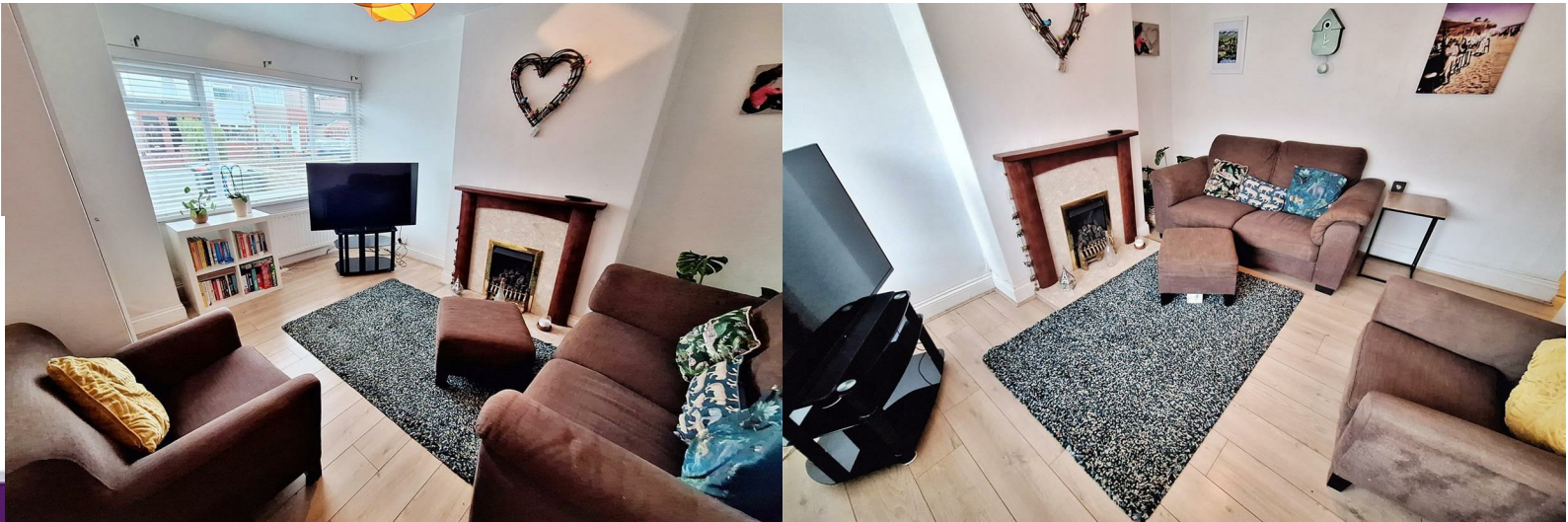
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Energy Efficiency Graph



Offers In The Region Of £155,000 3 1 2



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Offers In The Region Of £155,000



Hallway

Door leading from front driveway into property. Staircase to front leading to first floor landing. Internal door leading into lounge.

Lounge

13'10" x 10'2"
UPVC double glazed bay window to front. Wood effect laminate flooring, ceiling light and radiator.

Dining Room

13'8" x 7'1"
Open access through to Kitchen. Cupboard housing combi boiler. Wood effect laminate flooring, ceiling light and radiator.

Kitchen

9'2" x 5'6"
UPVC double glazed window to rear. Range of wall and base units with worktop above. Stainless steel sink unit with mixer tap above. Free standing gas cooker. Plumbed for washing machine. Space for fridge/freezer. Tiled effect vinyl flooring, ceiling light and radiator.

Ground Floor Bathroom

6'0" x 4'11"
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with glass partition and shower above, pedestal wash hand basin and low flush WC. Tiled wall. Geometric designed tiles to floor. Radiator and ceiling light.

First Floor Landing

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

Bedroom One

13'8" x 11'1"
UPVC double glazed window to front. Built in wardrobe. Carpet, ceiling light and radiator.

Bedroom Two

10'4" x 7'6"
UPVC double glazed window to rear Carpet, ceiling light and radiator. Loft access.

Bedroom Three

6'9" x 5'4"
UPVC double glazed window to rear Carpet, ceiling light and radiator.

Front Exterior

Front driveway providing off road parking. Side gated ginnel providing access to rear garden.

Rear Exterior

Low maintenance paved rear courtyard with raised flower beds.

Further Information

Tenure - Freehold
EPC Rating C
Council Tax Band - B - 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,

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