

Road Map



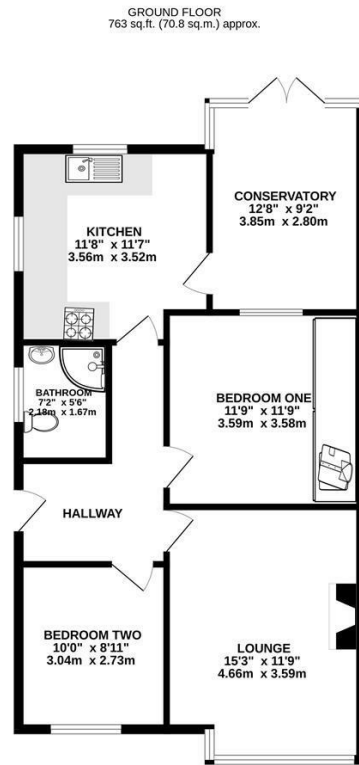
Hybrid Map



Terrain Map



Floor Plan



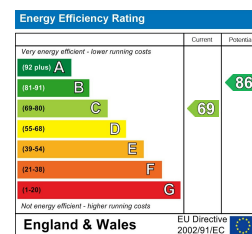
TOTAL FLOOR AREA: 763 sq.ft. (70.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency on the date.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



17 Broadpool Lane

Hambleton, Poulton-Le-Fylde, FY6 9AG

Offers In The Region Of £230,000 1 2



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Hallway

Composite external door to side. Carpet, ceiling light and radiator.

Lounge

15'3" x 11'9"

UPVC double-glazed window front. Feature log burning stove with wooden beam mantle. Carpet, ceiling lights and radiator.

Bedroom One

11'9" x 11'8"

UPVC internal window to rear with view out onto conservatory. Fitted wardrobes. Carpet, ceiling lights and radiator.

Bedroom Two

9'11" x 8'11"

UPVC internal window to front. Carpet, ceiling lights and radiator.

Shower Room

7'1" x 5'5"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; corner shower cubicle, vanity wash hand basin and low flush WC. Vinyl flooring and ceiling lights.

Kitchen

11'8" x 11'6"

UPVC double glazed windows to side and rear. Range of wall and base units with complimentary worktops above. AEG four burner induction hob with extraction above and oven beneath. Composite sink and drainer with mixer tap. Plumbed for washing machine and dishwasher. Tiled splashback and ceiling lights. Access through to rear conservatory. Wood effect vinyl flooring and ceiling lights.

Conservatory

12'7" x 9'2"

UPVC French style patio doors to rear leading out to South facing rear garden. Lantern roof.

Front Exterior

Concrete driveway with off road parking for numerous vehicles. Established hedge and low brick wall to boundaries.

Side access providing access to garage.

Rear Exterior

South facing private garden. with central lawn and raised sun deck. Summer house and aluminum storage shed. Hidden parcel of land behind garage - ideal as a vegetable garden or for hot tub.

Local Amenities

Immediate access to a variety of amenities including; Village Off License, butchers, men's barbers, women's hair salon and dog grooming parlor. Easy access to bus stops and short distance to local pub.

Ideal village living

Further Information

Tenure - Freehold

Council Tax Band - C - Wyre Borough Council

EPC Rating C

Combi Boiler

Double Glazed Throughout

