



Palfrey Close, Poulton-Le-Fylde, FY6 7FE

£345,000

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Entrance

UPVC front door leading into the entrance hallway, radiator, storage cupboard and stairs leading to the first floor.

Downstairs WC

UPVC double glazed frosted window, fully tiled walls and flooring, low flush toilet, vanity wash hand basin and heated towel rail

Lounge

UPVC double glazed bay window to the front aspect, radiator, gas fire with feature surround and hearth, double doors leading into the dining room

Dining Room

Radiator, double doors leading into the lounge, sliding glass door leading into the conservatory

Conservatory

UPVC double glazed windows overlooking the rear garden, electric wall mounted radiator and patio doors opening on to the rear garden

Kitchen

A fabulous range of wall and base units with integrated oven and hob, radiator, UPVC double glazed windows to the rear aspect, UPVC double glazed frosted side door leading to the side and rear garden

Master bedroom

UPVC double glazed window to the front aspect, freestanding triple wardrobe, radiator and door leading into the ensuite shower room

Ensuite shower room

UPVC double glazed frosted window to the side aspect, fully tiled walls and flooring, low flush toilet, wash hand basin and walk in shower cubicle

Second bedroom

UPVC double glazed window to the rear aspect, radiator and free standing wardrobes

Third bedroom

UPVC double glazed window to the front aspect and radiator

Fourth bedroom

UPVC double glazed window to the rear aspect, fitted cupboards and wardrobes and radiator

Bathroom

Fully tiled flooring and walls, UPVC double glazed frosted window to the side aspect, low flush toilet, vanity wash hand basin, mirrored cupboard, heated towel rail and walk in shower cubicle

Rear garden

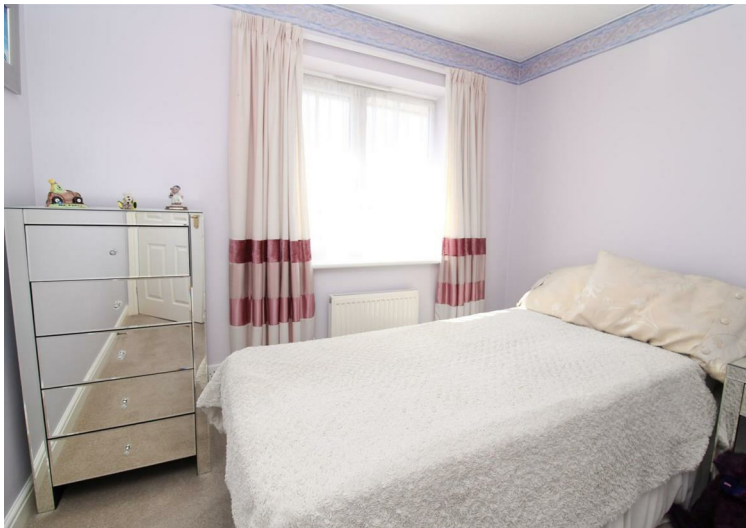
Mature bushes, flagstone pathway around the garden, part lawned, rear gate leading to the driveway, side gate leading to the front garden, shed and access into the side of the garage

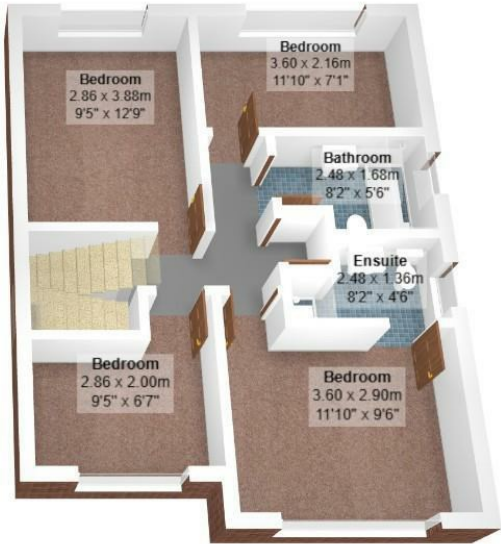
Garage

Single garage with electric up and over door, power and light and door leading to the rear garden

Front and side garden

Mature bushes and trees, part lawned with flagstone path leading to the front door and to the side of the property





Total Area: 112.1 m² ... 1207 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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