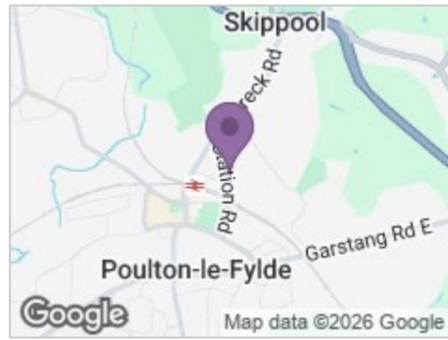


Road Map



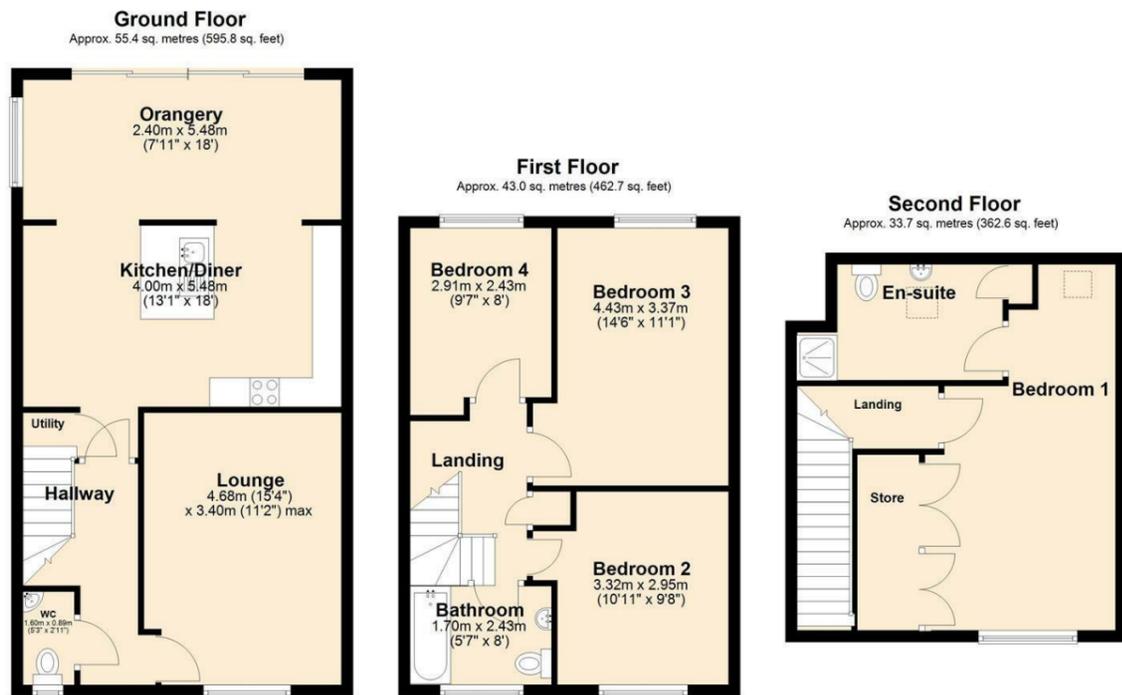
Hybrid Map



Terrain Map



Floor Plan



9 Fairlie Terrace

Station Road, Poulton-Le-Fylde, FY6 7XF

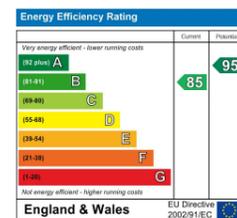
Offers In The Region Of £360,000 4 2 2 B

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



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9 Fairlie Terrace

Station Road, Poulton-Le-Fylde, FY6 7XF

Offers In The Region Of £360,000



Hallway

Door to front leading from front driveway. Access to all ground floor rooms. Stairs to side leading to first floor landing. Geometric tiled floor, ceiling light and radiator.

Lounge

15'4" x 11'1"
UPVC double glazed window to front. Carpet, ceiling lights and radiator.

Ground Floor WC

5'10" x 2'11"
UPVC double glazed opaque window to front. Low flush WC and wall mounted wash hand basin. Tiled floor, ceiling light and radiator.

Kitchen/Diner

17'11" x 13'1"
Range of wall and base units with complimentary worktops above. Integral double oven. Integral Fridge & Freezer. Four ring gas hob with wall mounted extractor fan above. Stainless steel sink unit with mixer tap above. Breakfast Bar. Integral dish washer. Storage cupboard housing washing machine. Porcelain tiled floor throughout. LED spotlights and radiator. Open access through to Orangery.

Orangery

17'11" x 7'10"
Double glazed three panel anthracite sliding door to rear. Anthracite lantern roofing Central contemporary log burning stove with tiled hearth

and back. Porcelain tiled floor throughout and LED spotlights.

First Floor Landing

Access to all first floor rooms. Further access to 2nd floor. Carpet and ceiling light.

Bedroom Two

10'10" x 9'8"
UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

Bedroom Three

14'6" x 11'0"
UPVC double glazed window to front. Carpet, ceiling lights and radiator.

Bedroom Four

9'6" x 7'11"
UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

Family Bathroom

7'8" x 5'6"
UPVC double glazed opaque window to front. Three piece bathroom comprising; panel bath with main shower above and glass partition, low flush WC and pedestal wash hand basin. Tiled wall and floors. Towel heater and ceiling lights

Second Floor Landing

Access to Master Bedroom. Carpet and ceiling lights.

Master Bedroom

18'1" (at widest point) x 10'9" (at widest point)
Double glazed Velux Skylights to front and rear. Fitted bespoke wardrobes. Carpet, ceiling lights and radiator. Access to En-Suite Shower room.

En Suite

11'7" x 6'6"
Double glazed Velux window to rear. Three piece bathroom suite comprising; walk in shower cubicle, low flush WC and pedestal wash hand basin. Storage cupboard. Tiled walls and floors. Towel heater and ceiling lights.

Front Exterior

Off road parking to front elevation.
Gated side access

Rear Garden

Low maintenance rear garden with artificial lawn and patio areas.

Further Information

Tenure - Freehold
EPC Rating B
Council Tax Band - D - Wyre Borough Council
10 Year NHBC Warranty in place from 2017.

Agents Disclaimer



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