

Road Map



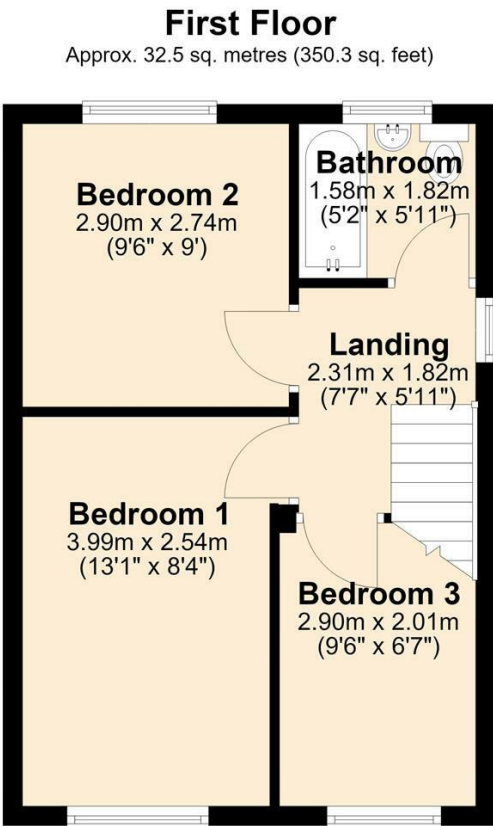
Hybrid Map



Terrain Map



Floor Plan



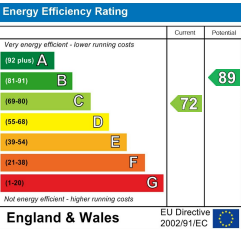
40 The Rowans
, Poulton-Le-Fylde, FY6 7UW

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.

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Energy Efficiency Graph



Offers In The Region Of £170,000 3 1 2



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, Poulton-Le-Fylde, FY6 7UW

Offers In The Region Of £170,000



Introduction

Situated in the sought-after area of Poulton-le-Fylde, this three-bedroom semi-detached property presents an excellent opportunity for first-time buyers and investors alike. The property benefits from gardens to both the front and rear, along with convenient off-road parking, making it an attractive prospect for a range of buyers.

Hallway

Upvc front door, carpet to floor, ceiling light, radiator stairs to first floor

Lounge

14'1" x 12'0"
UPVC double-glazed window to front, carpet to floor, ceiling light, focal gas fire and surround, radiator

Kitchen/Diner

15'3" x 8'5"
UPVC double-glazed window to rear, UPVC patio doors to rear, carpet and vinyl to floor, radiator, ceiling light, boiler, range of wall and base units, stainless steel sink with drainer and mixer tap, four-ring gas hob, built-in electric oven, partial tiled walls

First Floor Landing

UPVC double-glazed window to side, carpet to floor, ceiling light, access to bedrooms and bathroom

Bedroom One

13'1" x 8'3"
UPVC double-glazed window to front, carpet to floor, ceiling light, radiator

Bedroom Two

9'6" x 8'11"
UPVC double-glazed window to rear, carpet to floor, radiator, ceiling light

Bedroom Three

9'6" x 6'7"
UPVC double-glazed window to front, carpet to floor, ceiling light, radiator, cupboard with water tank

Bathroom

5'11" x 5'2"
UPVC opaque double-glazed window to rear, three-piece bathroom suite comprising push-button w/c, pedestal sink with vanity and mixer tap, bath with chrome taps and overhead electric shower with glass shower screen, vinyl floor, PVC panelling to all walls, radiator, ceiling light

Front Exterior

Paved driveway with wrought iron gates, grass area to the front

Rear Exterior

paved patio area, lawned area to rear with

well-established shrubs and climbers, panelled fence to boundaries

Further Information

Tenure - Freehold
EPC Rating C
Council Tax Band - B - Wyre Borough Council

Agents 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, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they

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