Road Map



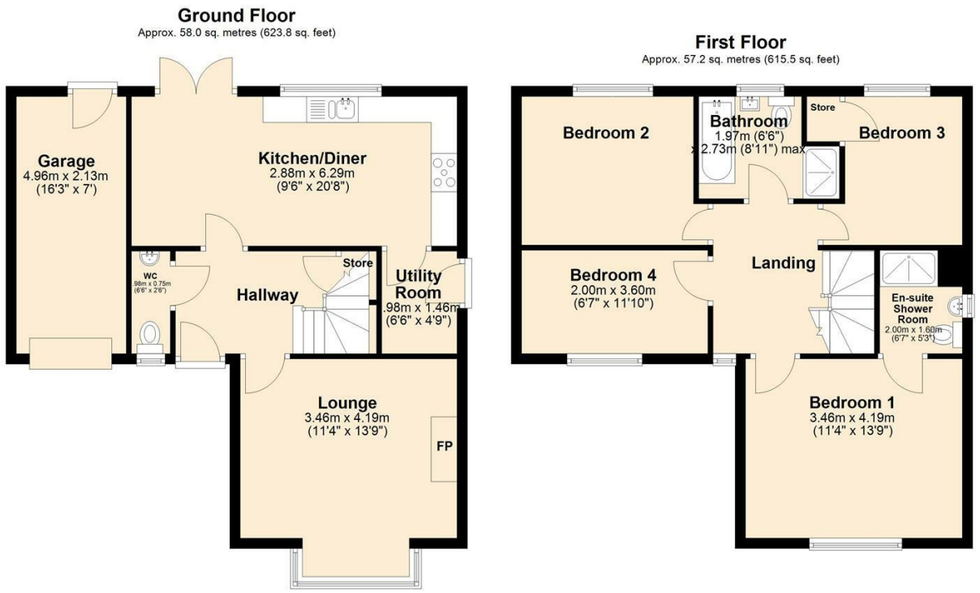
Hybrid Map



Terrain Map



Floor Plan

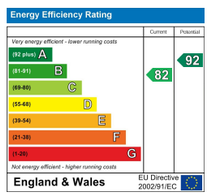


Viewings

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

Energy Efficiency Graph



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2 Drysdale Avenue

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Offers In The Region Of £350,000





Hallway
Door to front providing access front front driveway. Access to all ground floor rooms. Stairs to side leading to first flooring landing. Under stairs storage cupboard. Carpet, ceiling lights.

Lounge
13'8" x 11'4"
UPVC double glazed bay window to front. In built media wall with inset space for television and fitted contemporary gas fire. Cupboards either side of media wall. Carpet, ceiling light and radiator.

WC
6'5" x 2'5"
UPVC double glazed window to front. Low flush WC and pedestal wash hand basin. Vinyl flooring, ceiling light and radiator.

Kitchen/Diner
20'7" x 9'5"
UPVC double glazed patio doors to rear, providing access to rear garden. UPVC double glazed window to rear. Range of wall and base units with complimentary worktops above. Stainless steel sink unit with drainer and mixer tap above. Integral fridge and freezer. Five ring gas hob with double oven beneath and extractor fan above. Integral dishwasher. Access to Utility Room. Spot lights, radiator and LVT flooring.

Utility Room
6'5" x 4'9"
Door to side provide exterior access front and back. Plumbed for washing machine. Space for tumble dryer. Cupboard housing combi boiler. Spot lights and LVT flooring.

First Floor Landing
UPVC double glazed window to front. Access to all first floor rooms. Loft access. Carpet, ceiling light and radiator.

Bedroom One
13'8" x 11'4"
UPVC double glazed window to front. Access through to En Suite Shower Room. Carpet, ceiling light and radiator.

En Suite Shower Room
6'6" x 5'2"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; walk in twin shower cubicle with mains shower above, pedestal wash hand basin and low flush WC. Vinyl flooring, ceiling light and radiator.

Bedroom Two
10'10" x 9'4"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Three
9'4" x 8'9"
UPVC double glazed window to rear. Carpet, ceiling light and radiator. Fitted storage cupboard.

Bedroom Four
11'9" x 6'6"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bathroom
8'11" x 6'5"
UPVC double glazed opaque window to rear. Four piece bathroom suite comprising; panel bath, walk in twin shower cubicle with mains shower above, pedestal wash hand basin and low flush WC. Vinyl flooring, ceiling light and radiator.

Garage
Up and over door to front. UPVC door to rear. Power and lighting.

Front Exterior
Driveway parking for numerous vehicles.
Grass lawn to front.

Rear Exterior
Spacious rear garden with large lawn and paved patio area.

Further Information
Tenure - Freehold
Council Tax Band - E - Wyre Borough Council
EPC Rating - B
Wain Homes
Built Date Circa May 2021
NHBC Warranty 10 Years From Build