

Road Map



Hybrid Map



Terrain Map



Floor Plan



Holly Cottage Sower Carr Lane

Hambleton, Poulton-Le-Fylde, FY6 9DJ

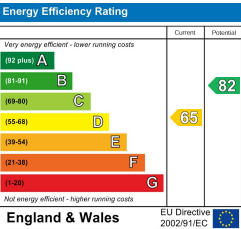
Offers In The Region Of £475,000 5 3 3 D

Viewings

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Energy Efficiency Graph



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Entrance Hallway

Impressive entrance hallway with UPVC double glazed entrance door and windows, two radiator and staircase to first floor.

Lounge

20'8" x 12'7"

UPVC double glazed windows, bi-fold doors, log burner, built in storage with lighting and two radiators.

Office

9'10" x 8'1"

UPVC double glazed window and radiator

Ground Floor Bedroom (Bedroom Five)

10'5" x 9'10"

UPVC double glazed door, window and radiator.

Ground Floor Shower Room

Modern fitted three piece suite briefly comprising: Walk in shower cubicle, vanity wash hand basin with mixer tap, wc and heated towel rail.

Open Plan Kitchen/Diner

19'6" x 14'9" (at widest point)

Modern fitted kitchen with a range of wall and base units with complementary oak work surfaces and centre island with breakfast bar. Integrated double electric oven, microwave, dishwasher, five ring gas hob, sink with mixer and boiling water tap, space for fridge freezer, Karndean floor, two radiators and feature panelled wall. UPVC double glazed bay window, sliding doors and sky lantern.

Utility Room

UPVC double glazed window. Fitted with base units, space for washing machine and tumble dryer, sink with mixer tap and splashback and wall mounted boiler.

Snug

10'9" x 10'9"

UPVC double glazed window and radiator.

First Floor Landing

Bedroom One

18'5" x 12'8"

UPVC double glazed windows, dressing area, storage cupboard and radiator.

En Suite

Modern fitted four piece suite. Freestanding bath, walk in shower cubicle, His and her sinks with mixer taps, wc and heated towel rail. UPVC double glazed window.

Bedroom Two

12'5" x 10'7"

UPVC double glazed window and radiator.

Bedroom Three

13'5" x 5'7"

UPVC double glazed window and radiator.

Bedroom Four

10'11" x 8'2"

UPVC double glazed window and radiator.

Family Bathroom

Modern fitted four piece suite. Bath with mixer tap, walk in shower cubicle, vanity wash hand basin with mixer tap, w.c, part tiled walls and chrome heated towel rail. UPVC double glazed window.

Front Exterior

Double driveways providing ample off street parking, gate leading to the garden and access to the garden room.

Rear Garden

Large garden mainly laid to lawn with raised decking area.

Gym

Currently used as a gym however has potential for many other uses with its own w.c and storage room.

Further Information

Tenure - Freehold

EPC Rating D

Council Tax Band - D - Wyre Borough Council

