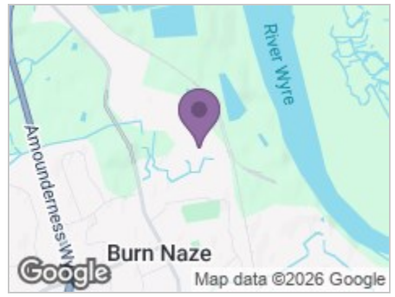
Road Map



Hybrid Map



Terrain Map



Floor Plan



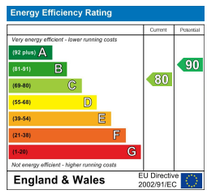
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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



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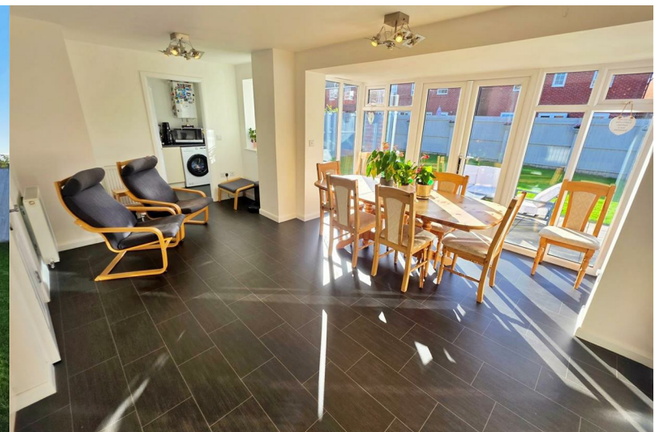


4 Ash Road

, Thornton-Cleveleys, FY5 4GP

Offers In The Region Of £289,950 4 2 2 C





4 Ash Road

, Thornton-Cleveleys, FY5 4GP

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Entrance Hallway
Door to front providing access to property from front drive. Stairs to front leading to first floor landing. Access to all ground floor rooms. Carpet, ceiling lights and radiator. Storage cupboard

Ground Floor WC
Low flush WC and pedestal wash hand basin. Ceiling light, vinyl flooring and radiator.

Kitchen/Diner/Family Room
19'9" x 15'6"
UPVC double glazed bay windows to rear. Range off wall and base units with complimentary work tops above. Integral fridge and freezer. Electrolux six ring gas hob with chrome extractor above. Electrolux double oven. Zanussi dishwasher. Stainless steel sink unit with mixer tap above. Ceiling lights, radiator and tile effect floor tiles. Access to utility room.

Lounge
17'8" x 10'7"
UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

Utility Room
7'4" x 6'1"
Door to rear providing access to rear garden. Base units with complimentary worktops above. Plumbed for washing machine. Space for tumble dryer. Ideal Logic Heat 15 combination gas boiler. Ceiling lights, radiator and tile effect floor tiles.

First Floor Landing
Access to all first floor rooms. Loft access. Carpet and ceiling lights.

Master Bedroom
17'0" x 12'6"
UPVC double glazed window to front. Bespoke wardrobes. Access to En-suite. Carpet, radiator and ceiling light.

En Suite
7'3" x 6'3"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; walk in twin shower cubicle, low flush WC and pedestal wash hand basin. Vinyl flooring, ceiling light and radiator.

Bedroom Two
13'7" x 8'10"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bedroom Three
13'3" x 11'0"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Four
10'8" x 10'3"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Family Bathroom
9'6" x 6'4"
UPVC double glazed opaque window to rear. Four piece bathroom suite comprising; panel bath, twin shower unit, low flush WC and pedestal wash hand basin. Vinyl flooring, ceiling light and radiator.

Garage
17'4" x 8'8"
Up and over garage door to front. Power and lighting.

Front Exterior
Driveway to front allowing parking for two vehicles.
Front lawn with hedge surround

Rear Exterior
Lawned rear garden with paved patio area.

Key Details
House Model - The Millford (David Wilson Homes)

Tenure - Leasehold
Lease Length - 145 years remaining
Ground Rent - £450 per annum approximately
EPC Rating - C
Council Tax Band - E - Wyre Borough Council

