

Road Map



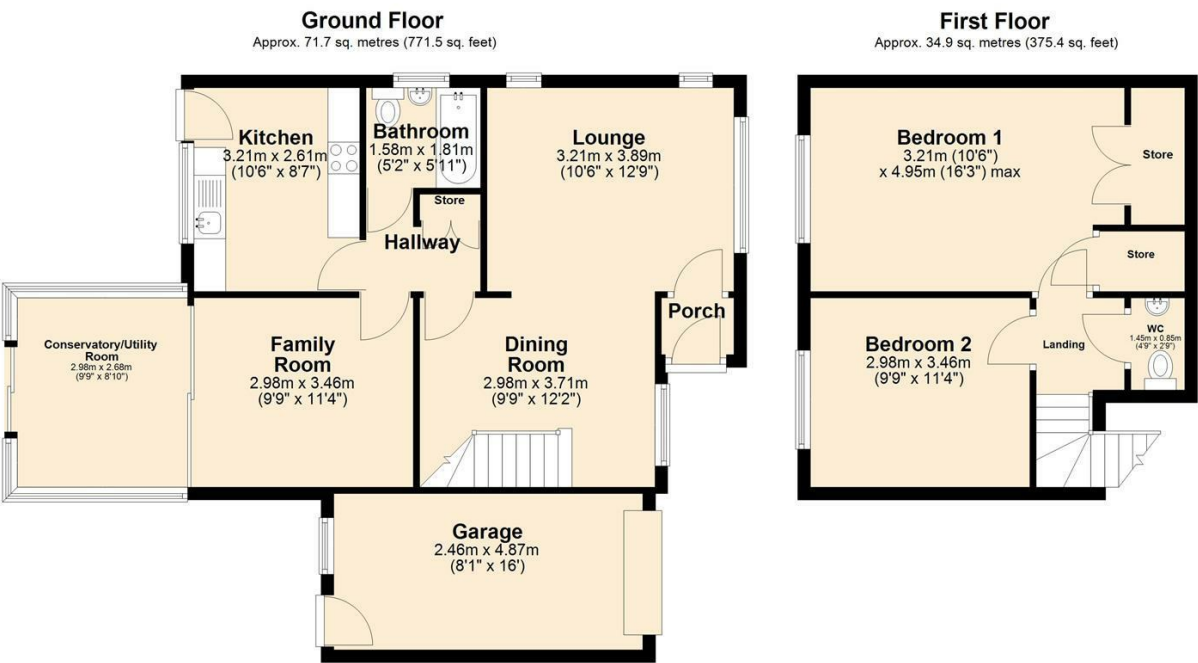
Hybrid Map



Terrain Map



Floor Plan



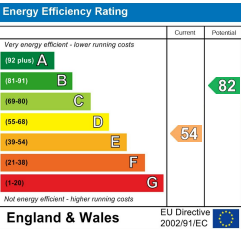
74 Winchester Drive  
, Poulton-Le-Fylde, FY6 7PS

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



Offers In The Region Of £280,000  3  1  2  E





# 74 Winchester Drive

, Poulton-Le-Fylde, FY6 7PS

## Offers In The Region Of £280,000



### Porch

Door to side providing access from front driveway.  
Internal door leading into Lounge.  
Access to meter cupboards

### Lounge

12'9" x 10'6"

UPVC double glazed windows to front and side. Open access through to Dining Room. Wood effect laminate flooring, ceiling light and radiator.

### Dining Room

12'2" x 9'9"

UPVC double glazed window to front. Open staircase leading to first floor landing. Wood effect laminate flooring, ceiling light and radiator.

### Inner Hallway

Access through to all ground floor rooms. Storage cupboard. Wood effect laminate flooring and ceiling light.

### Kitchen

10'6" x 8'6"

UPVC double glazed window to rear. Range of wall and base units with complimentary worktops above. Ceramic electric hob with extractor fan above and electric oven beneath. Plumbed for washing machine. Stainless steel sink unit with mixer tap above. UPVC door to rear leading to rear garden. Wood effect laminate flooring, ceiling light and radiator.

### Bathroom

5'11" x 5'2"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; panel 'P' shaped bath with rainfall shower head above, pedestal wash hand basin and low flush WC. Tiled walls and floors, ceiling light and ladder style towel heater.

### Family Room/Ground Floor Bedroom

11'4" x 9'9"

Metal framed sliding glass door to rear leading into Conservatory/Utility Room. Wood effect laminate flooring, ceiling light and radiator.

### Conservatory/Utility Room

9'9" x 8'9"

UPVC double glazed windows to side and rear. UPVC sliding door to rear. Base units housing fridge/freezer and vented tumble dryer. Tiled floor and radiator.

### First Floor Landing

Access via open stair case from Dining Room.  
Access to all first floor rooms. Carpet and ceiling light.

### Bedroom One

16'2" x 10'6"

UPVC double glazed window to rear with views overlook open fields. Wood effect laminate flooring, ceiling light and radiator. Storage cupboard. Cupboard housing combi boiler and providing access to boarded eaves loft space.

### Bedroom Two

11'4" x 9'9"

UPVC double glazed window to rear with views overlook open fields. Wood effect laminate flooring, ceiling light and radiator

### First Floor WC

Low flush WC and pedestal wash hand basin. Vinyl flooring and wall light.

### Front Exterior

Driveway providing off road parking.  
Timber build bin store.  
Graveled front garden.  
Gated side access to rear garden from both sides

### Garage

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

### Rear Exterior

2 large decked areas with central paved patio. Gravel path with paving stones.  
Rear access to Garage and gated side access  
Power for outside lights

### Further Information

Tenure - Freehold  
EPC Rating - E (from 2019)  
Council Tax Band - D - Wyre Borough Council

### Agent's Disclaimer

Imove Sales and Lettings, its employees, or a connected person has a personal/beneficial interest in the property located at 74 Winchester Drive, Poulton, FY6 7PS. This interest is disclosed in compliance with Section 21 of the Estate Agents Act 1979 and related regulations.  
This disclosure is provided to ensure transparency and to make you aware of a potential conflict of interest. We advise all clients and relevant third parties to consider obtaining independent legal advice concerning this interest.

