

Road Map



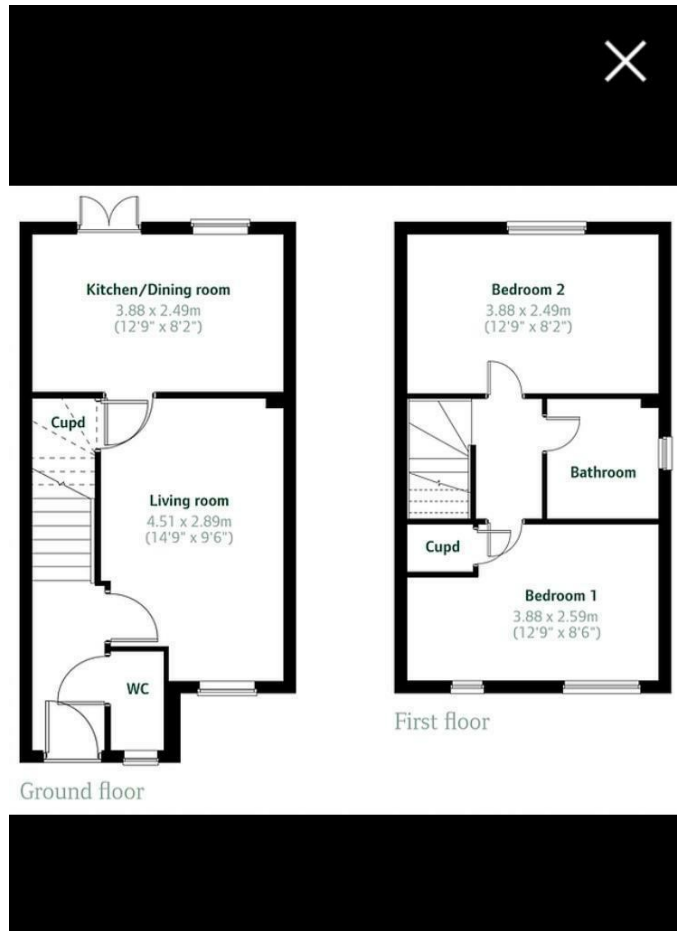
Hybrid Map



Terrain Map



Floor Plan



9 Obsidian Close.

, Poulton-Le-Fylde, FY6 7YQ

Offers In The Region Of £48,000

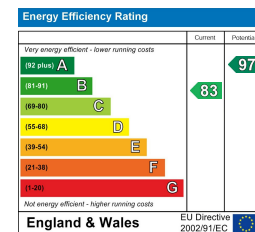


Viewings

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

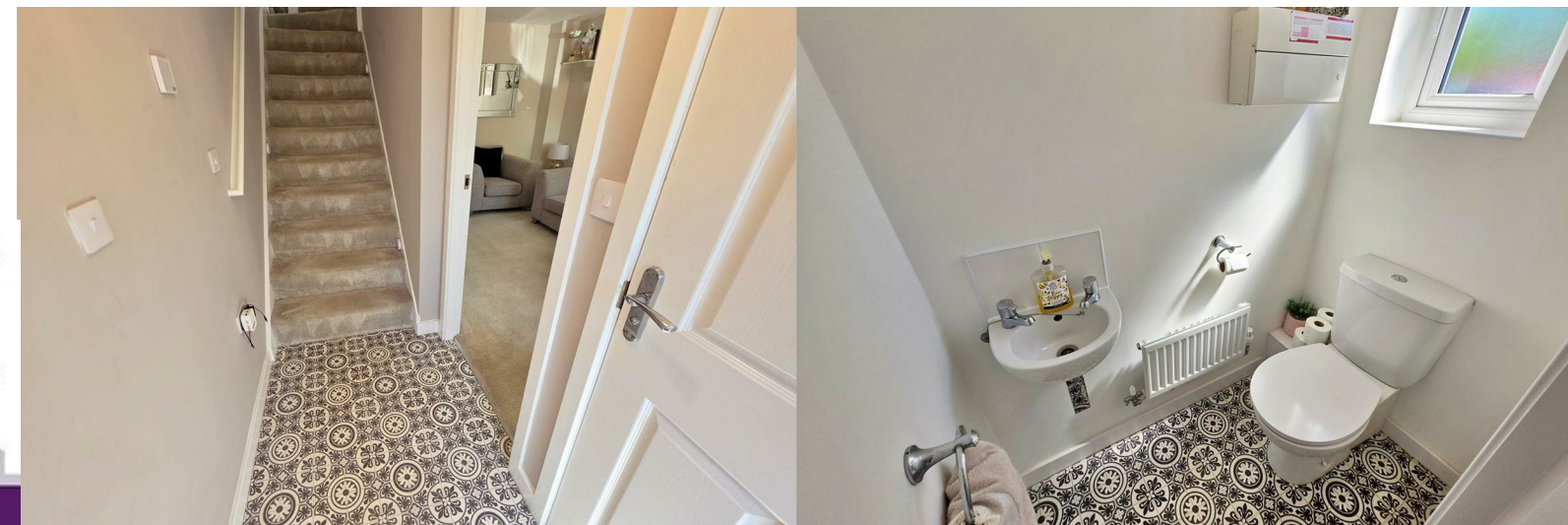
Energy Efficiency Graph



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Hallway

Door to front providing access from front driveway. Stairs leading to first floor landing. Access to ground floor rooms. Geometric vinyl flooring throughout, ceiling light and radiator.

WC

4'7" x 2'9"
UPVC double glazed opaque window to front. Low flush WC and wall mounted wash hand basin. Geometric vinyl flooring, ceiling light and radiator.

Living Room

14'9" x 9'5"
UPVC double glazed window to front. Under stairs storage cupboard. Carpet, ceiling light and radiator. Through access to Kitchen.

Kitchen/Diner

12'8" x 8'2"
UPVC window to rear and UPVC patio doors leading out to rear garden. Range of wall and base units with complimentary worktops above. Four ring gas hob with electric oven beneath and chrome extractor fan above. Stainless steel sink unit with mixer tap and drainer. Space for tumble dryer. Plumbed for washing machine. Geometric vinyl flooring throughout, ceiling light and radiator.

First Floor Landing

Access to all first floor rooms. Loft access. Storage cupboard. Carpet and ceiling lights.

Bedroom One

12'8" x 8'5"
UPVC double glazed window to front. Over stairs cupboard. Ceiling light, carpet and radiator.

Bedroom Two

12'8" x 8'2"
UPVC double glazed window to rear. Ceiling light, carpet and radiator.

Bathroom

5'10" x 5'10"
Three piece bathroom suite comprising; panel bath with electric shower above, pedestal wash hand basin and low flush WC. Geometric vinyl flooring, ceiling light and radiator.

Front Exterior

Open paved driveway providing off road parking.

Rear Exterior

Sunny rear garden with raised paved patio, paved pathway and grass lawn. Rear ginnel access.

Further Information

Tenure - Lease
999 years from build

The property is for sale as 25% shared ownership. Incoming buyers have the ability to 'staircase' a purchase and acquire 25%, 50%, 75% or 100% of the property.

The housing association are Mears Group.

EPC Rating B
Council Tax Band B

