

48 Dodgeons Close

, Poulton-Le-Fylde, FY6 7DX

Offers In The Region Of £200,000



Hallway

UPVC opaque window to side. Stairs to front leading to first floor landing. Meter cupboard. Wood effect laminate flooring, ceiling light and radiator.

Lounge/Diner

21'1" x 9'11" (at widest points)

UPVC double glazed window to front. UPVC patio doors to rear leading out to garden decked patio. Real flame gas fire with contemporary surround. Wood effect laminate flooring, wall and ceiling light and radiator.

Kitchen

9'3" x 7'10"

UPVC double glazed window to rear. UPVC door to rear leading out into rear garden. Range of wall and base units with complimentary worktops above. Stainless steel sink unit with mixer tap above. Four ring gas hob with electric oven beneath and extractor fan above. Plumbed for washing machine. Space for under counter fridge and freezer. Tiled floor, ceiling light and radiator.

First Floor Landing

UPVC double glazed opaque window to side. Access to all first floor rooms. Carpet and ceiling light. Loft access via collapsible ladder. Combi boiler situated in loft.

Bedroom One

11'8" x 9'7"

UPVC double glazed window to front. Fitted bespoke wardrobes. Carpet, ceiling lights and radiator.

Bedroom Two

9'7" x 9'3"

UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

Bedroom Three

8'11" x 5'4"

UPVC double glazed window to front. Carpet, ceiling lights and radiator.

Bathroom

6'9" x 5'4"

UPVC double glazed opaque window to rear. Corner jacuzzi bath with shower above, low flush WC and pedestal wash hand basin. Tiled walls and floors, radiator and ceiling light.

Front Exterior

Low maintenance front garden and tarmac driveway. Access to single garage

Garage

Up and over door to front. Side door. Power to garage.

Rear Exterior

Beautifully maintained and spacious rear garden. Raised decked patio area leading out from Lounge/Diner. Well maintained grass lawn and established trees and shrubs.

Further Information

Tenure - Freehold

Council Tax Band - C - Wyre Borough Council

EPC Rating C

