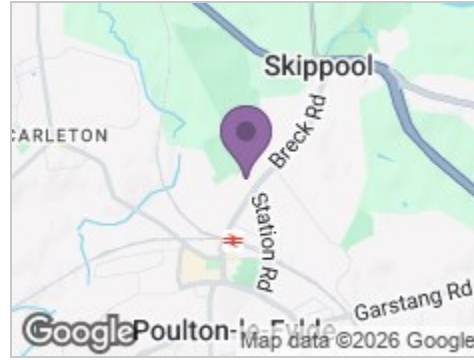
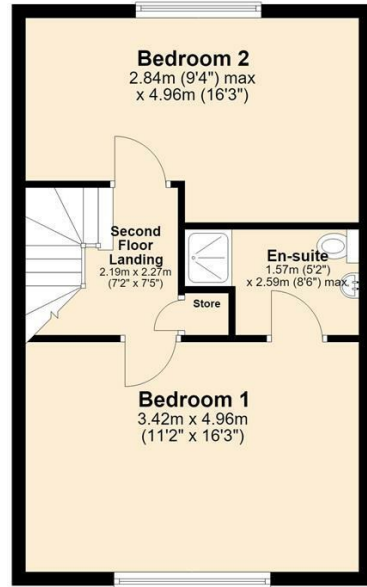


Terrain Map



Second Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

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 3
  2
  1
  C



9 Farriers Way

, Poulton-Le-Fylde, FY6 7AN

Offers In The Region Of £300,000



Rear Exterior

Well maintained private rear garden.
Paved patio area and artificial lawn with decorative surround.

Further Information

Tenure - Freehold
EPC Rating C
Council Tax Band - D - Wyre Borough Council

Hallway

Door to front providing access from driveway. Access to all ground floor rooms. Stairs to side leading to first floor landing. Wood effect laminate flooring throughout, ceiling light and radiator.

Ground Floor WC

7'8" x 3'1"
UPVC double glazed opaque window to front. Low flush WC and pedestal wash hand basin. Wood effect laminate flooring, ceiling light and radiator.

Kitchen/Diner

16'3" x 10'1"
UPVC window to rear and UPVC patio doors providing access to rear garden. Range of wall and base units with complimentary worktops above. Stainless steel sink unit with drainer and mixer tap above. Corner kitchen cupboard with fitted butcher block chopping board. Ceramic electric induction hob with extractor above. Two ovens and grill. Integral dishwasher. Integral under counter fridge and freezer. Floor tiles, ceiling light and radiator.

Garage

16'6" x 9'8"
Up and over door to front. Power and lighting.

First Floor Landing

Carpeted stair case leading from ground floor. Carpeted stair case continuing up to Second floor. Access to all first floor rooms.

Lounge

16'3" x 14'5" (at widest point)
UPVC double glazed windows to front. Carpet, ceiling lights and radiator.

Bedroom Three (First Floor)

11'6" x 9'2"
UPVC double glazed window to rear. Presently presented as Home Office. Carpet, ceiling light and bespoke fitted wardrobes.

Bathroom

7'4" x 6'2"
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with glass partition and shower above, pedestal wash hand basin and low flush WC. Tiled wall and floor, ceiling light and radiator.

Second Floor Landing

Carpeted landing. Access to all Second Floor rooms. Storage cupboard and lft access.

Bedroom One

16'3" x 11'2"
UPVC double glazed window to front. Bespoke fitted wardrobes. Carpet, ceiling light and radiator. Access to En Suite.

En Suite

8'5" x 5'1"
Three piece bathroom suite comprising; walk in twin show cubicle with sliding glass partition, pedestal wash hand basin and low flush WC. Floor and wall tiles. Ceiling light and radiator.

Bedroom Two

16'3" x 9'3" (at widest point)
UPVC double glazed window to rear. Bespoke fitted wardrobes. Carpet, ceiling light and radiator.

Front Exterior

Off road parking to front. Paved pathway. Access to integral garage.

