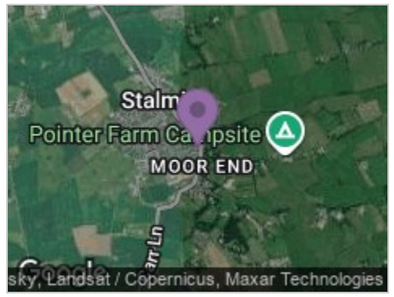
Road Map



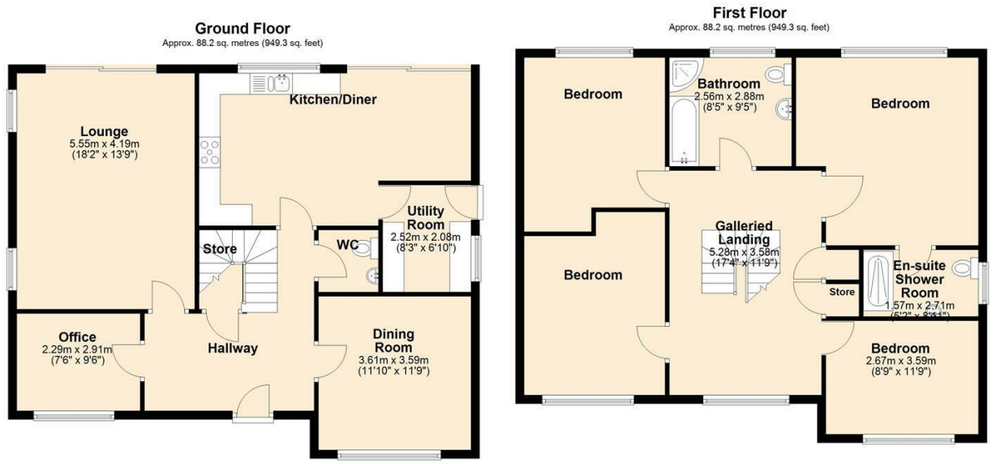
Hybrid Map



Terrain Map



Floor Plan

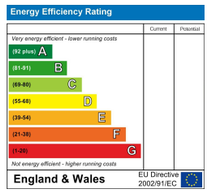


Viewings

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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Stricklands Lane

Stalmine, Poulton-Le-Fylde, FY6 0LL

Offers In The Region Of £495,000 4 2 3





Stricklands Lane

Stalmine, Poulton-Le-Fylde, FY6 0LL

Offers In The Region Of £495,000





Hallway
UPVC door front providing access from front driveway. Access to all ground floor rooms. Stair case to front leading to galleried landing. Storage cupboards. Carpet, ceiling lights and underfloor heating.

Office
9'6" x 7'6"
UPVC double glazed window to front. Carpet, ceiling lights and underfloor heating.

Lounge
18'2" x 13'8"
Double glazed sliding doors to rear. UPVC double glazed windows to side. Feature fire place housing log burner with traditional brick surround. Carpet, ceiling lights and underfloor heating.

Dining Room
11'10" x 11'9"
UPVC double glazed window to front. Carpet, ceiling lights and underfloor heating.

Ground Floor WC
4'9" x 4'9"
Low flush WC and pedestal wash hand basin. Tiled floor. Underfloor heating.

Kitchen/Diner
20'11" x 11'9"
UPVC double glazed window to rear. Sliding doors to rear providing access out to rear patio area. Range of wall and base units with complimentary worktops above. Composite sink unit with mixer tap above. Five ring gas hob with extractor fan above. Integral double oven. Integral dishwasher. Tiled floor, ceiling lights and underfloor heating. Access through to Utility Room

Utility Room
8'3" x 6'9"
UPVC double glazed door to side. Base units with worktop above. Stainless steel sink unit with mixer tap. Condensing boiler. Plumbed for washing machine and space for tumble dryer. Tiled floor and ceiling lights and underfloor heating.

First Floor Galleried Landing
UPVC double glazed window to front elevation. Access to all first floor rooms. Storage cupboard housing pressurised water cylinder.

Bedroom One
14'6" x 14'1"
UPVC double glazed window to rear. Bespoke floor to ceiling fitted wardrobes, Carpet, ceiling light and radiator. Access through to En Suite.

En Suite
8'10" x 5'1"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; walk in twin shower cubicle with glass partition, vanity wash hand basin and low flush WC. Tiled wall and floors, ceiling light and radiator.

Bedroom Two
12'3" x 10'10"
UPVC double glazed window to front. Built in wardrobes. Carpet, ceiling light and radiator.

Bedroom Three
11'6" x 10'10"
UPVC double glazed window to rear. Built in wardrobes. Carpet, ceiling light and radiator.

Bedroom Four
11'9" x 8'9"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bathroom
9'5" x 8'8"
UPVC double glazed opaque window to rear Four piece bathroom suite comprising; panel bath, walk in shower cubicle with glass partition, vanity wash hand basin and low flush WC. Tiled wall and floors, ceiling light and radiator.

Front Exterior
Landscaped front garden with printed concrete driveway providing ample off road parking for an abundance of vehicles.
Gated side access to rear garden.

Rear Exterior
Significant and stunning West facing rear garden.
Lawned with established trees, flowers and shrubs.
Designated vegetable patch.
Fish pond with waterfall filtration.
Patio area

Brick Built Barn
Original brick built barn building with slated pitched roof.
Currently used for garden storage - vast potential for conversion into a home workspace, workshop and separate annex.

Further Information
Tenure - Freehold
Council Tax Band - F - Wyre Borough Council
Built in 1996
UPVC Double Glazing Throughout
Combi Gas Boiler
Solar Panels To Rear Elevation

agents disclaimer
These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

