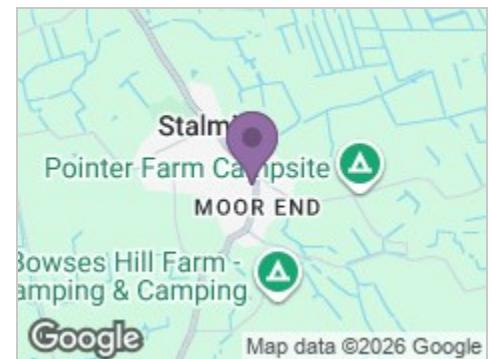


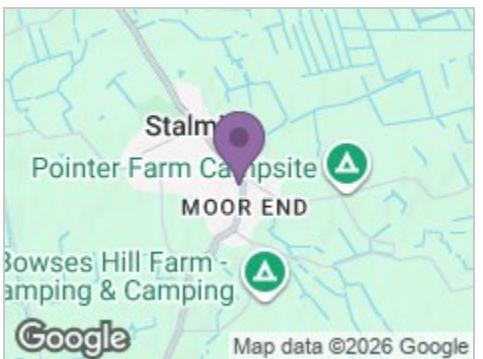
## Road Map



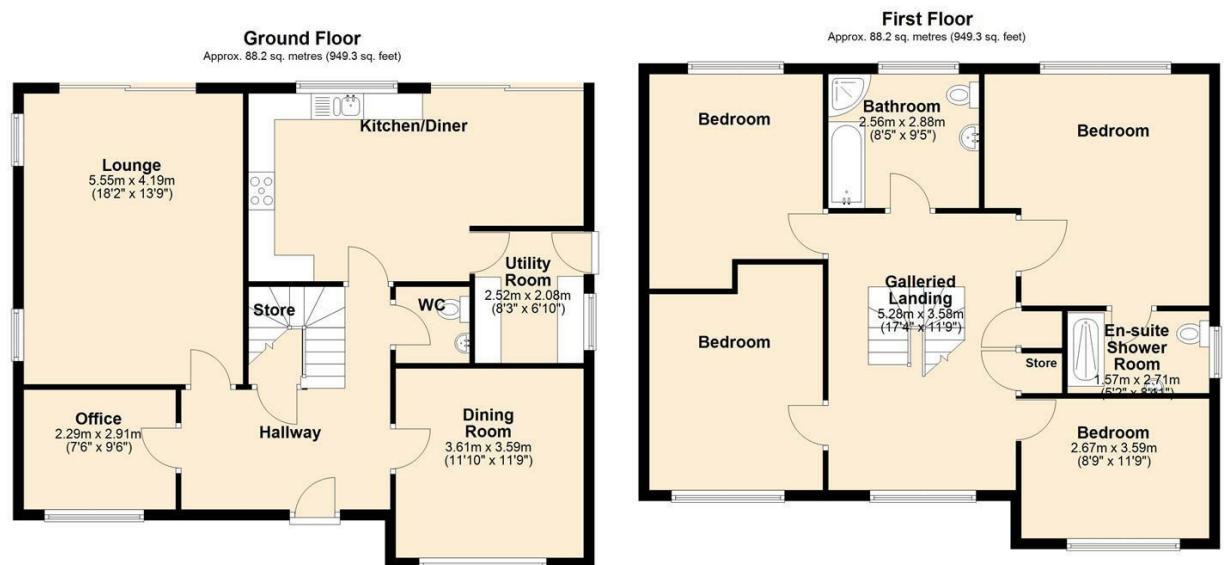
## Hybrid Map



## Terrain Map



## Floor Plan



## Stricklands Lane

Stalmine, Poulton-Le-Fylde, FY6 0LL

Offers In The Region Of £599,950

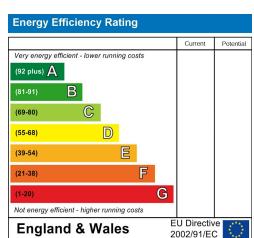


## Viewings

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



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# Stricklands Lane

Stalmine, Poulton-Le-Fylde, FY6 0LL

Offers In The Region Of £599,950



## 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

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