

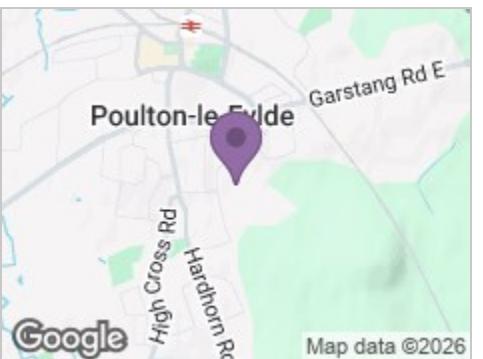
## Road Map



## Hybrid Map



## Terrain Map

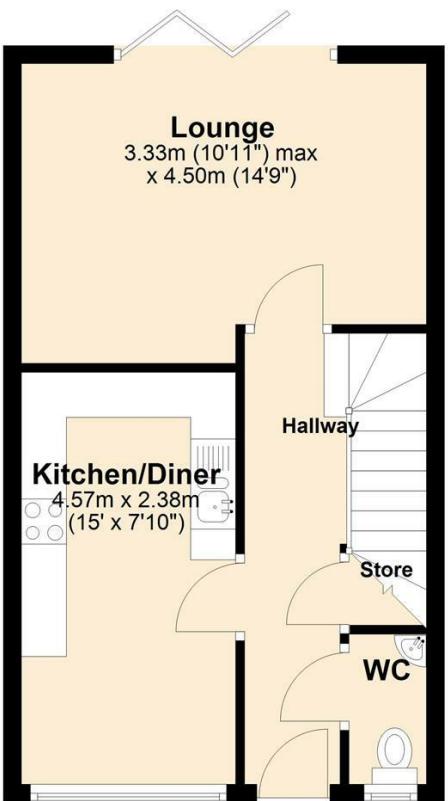


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## Floor Plan

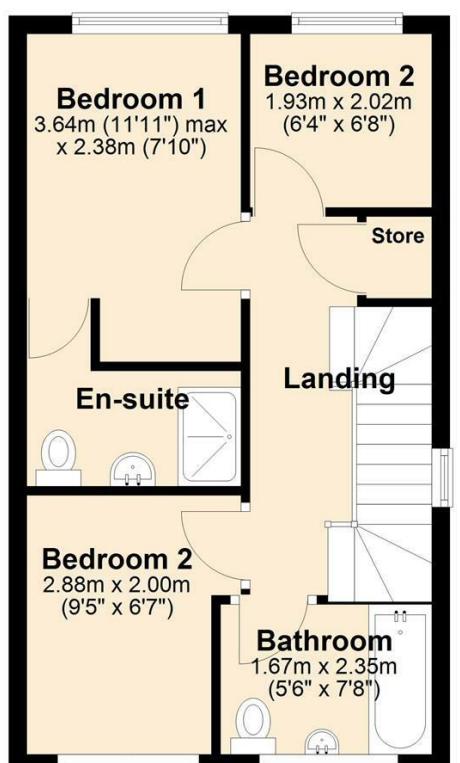
### Ground Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



### First Floor

Approx. 36.0 sq. metres (387.5 sq. feet)

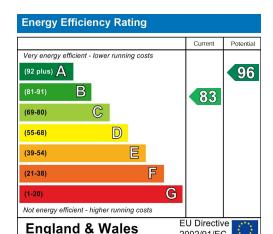


## Viewings

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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[hello@imovetoday.co.uk](mailto:hello@imovetoday.co.uk)



## 4 Grassmere Close

, Poulton-Le-Fylde, FY6 8FQ

Asking Price £184,000



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# 4 Grassmere Close

, Poulton-Le-Fylde, FY6 8FQ

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## Hallway

Front access from driveway. Staircase to side leading to first floor landing. Access to all ground floor rooms. Wood effect laminate flooring throughout, ceiling lights and radiator.

## Kitchen/Diner

14'11" x 7'9"  
UPVC double glazed window to front. 'U' Shaped kitchen area with base units and full wall cabinets. AEG double oven. Stainless steel sink unit with mixer tap above, Integral four ring gas hob with wall mounted chrome extractor above. Wood effect laminate throughout, ceiling lights and radiator.

## Lounge

14'9" x 10'11" (at widest)  
UPVC double glazed French style doors to rear providing access to rear garden. Carpet, ceiling lights and radiator.

## Ground Floor WC

5'5" x 2'9"  
UPVC double glazed opaque window to front. Low flush WC and wall mounted corner wash hand basin. Tiled floor, ceiling light and radiator.

## Under Stairs Laundry Cupboard

Plumbed for washing machine and space for condensing tumble dyer.

## First Floor Landing

Accessed via spindled staircase from ground floor hallway. Access to all first floor rooms. Loft

Access. Over stairs storage cupboard. Carpet and ceiling light.

## Bedroom One

11'11" x 7'9"  
UPVC double glazed window to rear. Carpet, ceiling light and radiator. Bespoke fitted wardrobe. Access to En Suite Bathroom.

## En Suite

7'9" (at widest point) x 4'2"  
Three piece bathroom suite comprising; walk in shower unit, pedestal wash hand basin and low flush WC. Ceiling light and radiator. Tiled wall and floors.

## Bedroom Two

9'5" x 7'9" (at widest point)  
UPVC double glazed window to front. Carpet, ceiling light and radiator.

## Bedroom Three

6'7" x 6'3"  
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

## Bathroom

7'8" x 5'5"  
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with shower above and glass partition, wall mounted 'floating' wash hand basin and low flush WC. Tiled walls and floors. Ceiling lights and radiator.

## Front Exterior

Off road parking for two vehicles to front.  
Gated side access.

## Rear Exterior

Sunny and private rear garden with paved patio and lawn.  
Gated side access.

## Further Information

Tenure - Freehold  
Council Tax Band - C - Wyre Borough Council  
EPC Rating B  
Gas Central Heating  
Double Glazing Throughout  
The property sold in accordance with 'Wyre Borough Affordable Home Scheme'. The advertised/purchase price represents 80% of the value of the property.

Any proposed purchaser must meet Wyre Borough's eligibility criteria.

