

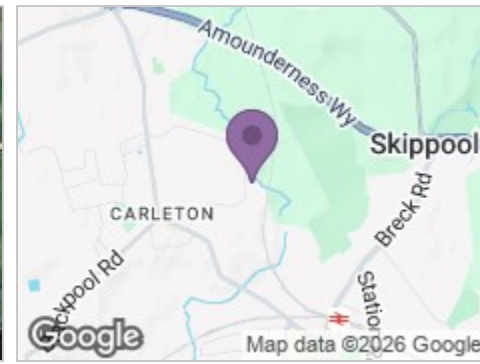
Road Map



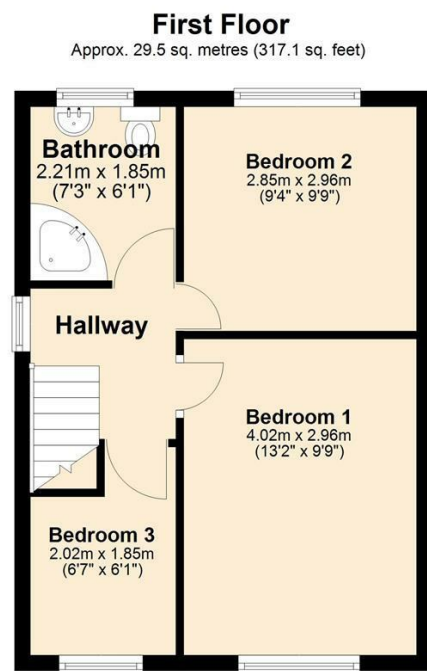
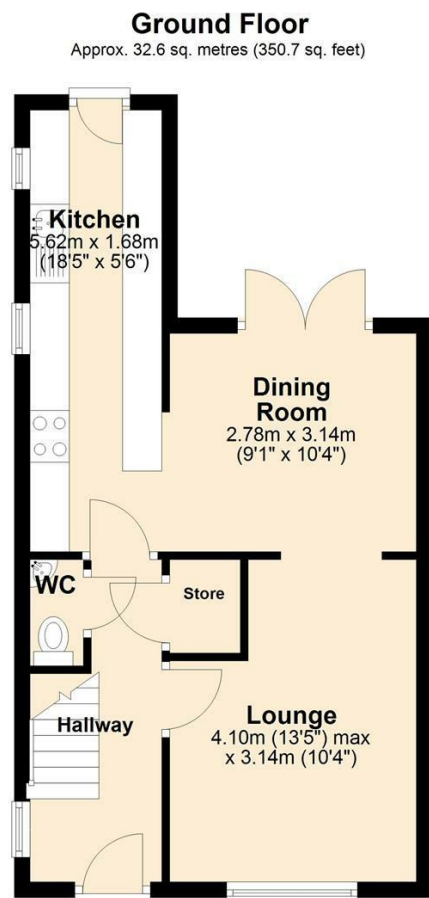
Hybrid Map



Terrain Map



Floor Plan



**5 Knaresborough Close**  
Carleton, Poulton-le-fylde, FY6 7SJ

Offers Over £200,000

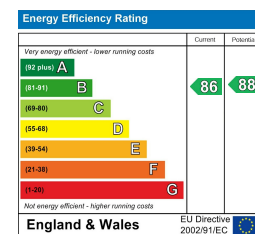


Viewings

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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# 5 Knaresborough Close

Carleton, Poulton-le-fylde, FY6 7SJ

Offers Over £200,000

EPC Rating - B  
Solar Panels To Roof Are Owned Outright with No  
Lease Agreement.



## Hallway

UPVC double glazed front door with leaded stained opaque window. Stairs to front leading to first floor landing. Under stairs storage cupboard. Fitted storage cupboard. Laminate flooring, ceiling light and radiator. Access to all ground floor rooms.

## Ground Floor WC

Opaque UPVC double glazed window to side. Two piece white suite comprising; wash hand basin and WC, half tiled walls, radiator and carpet.

## Lounge

13'5" x 10'3"

UPVC double glazed window to the front. Modern electric fire place. Newly laid carpet throughout, radiator and ceiling lights.

## Dining Room

13'5" x 9'1"

UPVC double glazed French style patio door to rear. Open access into kitchen with breakfast bar. Newly laid carpet throughout, radiator and ceiling lights.

## Kitchen

18'3" x 5'6"

Two UPVC double glazed windows to the side elevation & UPVC double glazed door and window to the rear garden. Extensive range of modern wall and base units with grey granite effect laminate work surfaces, integral gas hob with illuminated overhead extractor, integral double electric oven, integral dish washer. Integral fridge freezer and stainless steel sink with drainer. Splash back tiled walls and tiled flooring. Open access through to Dining Room.

## First Floor Landing

UPVC double glazed opaque window to side. Access

to all first floor rooms. Loft access. Airing cupboard. Newly laid carpet and ceiling light.

## Bedroom One

14'6" x 9'7"

UPVC double glazed window front. Fitted wardrobes. Newly laid carpet throughout, radiator and ceiling lights.

## Bedroom Two

10'4" x 11'1"

UPVC double glazed window rear. Newly laid carpet throughout, radiator and ceiling lights.

## Bedroom Three

9'8" x 6'4"

UPVC double glazed window front. Newly laid carpet throughout, radiator and ceiling lights.

## Shower Room

Opaque UPVC double glazed window rear. Newly installed three piece suite comprising; large corner shower cubicle, pedestal wash hand basin and WC. Fully tiled walls and floor. Ceiling light and wall mounted towel heater,

## Front Exterior

Front grass lawn and paved driveway to side providing off road parking.

## Rear Exterior

Paved patio area and lawned rear garden.

## Garage

Single detached brick built garage with up and over door, power and lighting

## Other Details

Council Tax Band - B - Wyre Borough Council

