

## Road Map



## Hybrid Map

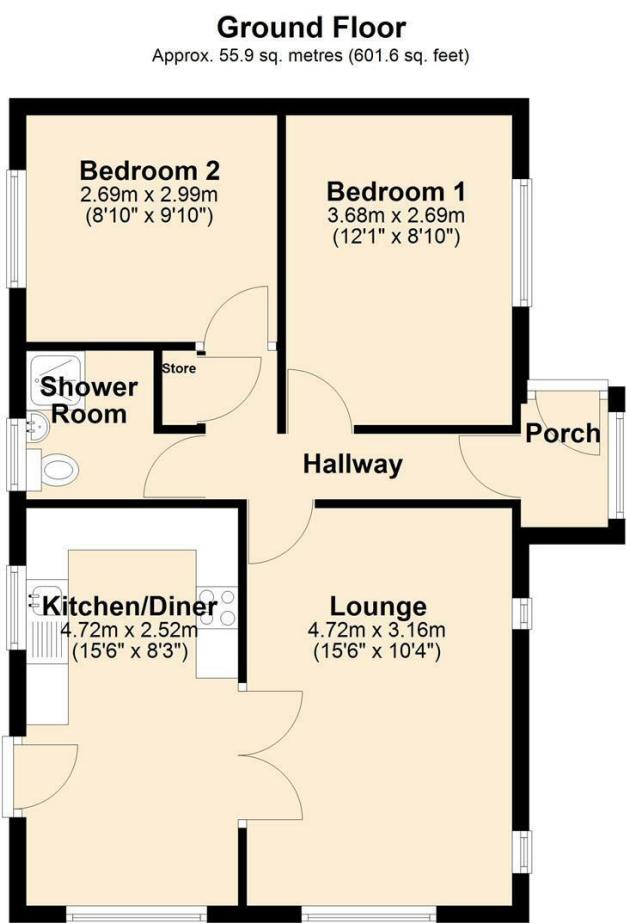


## Terrain Map



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## Floor Plan

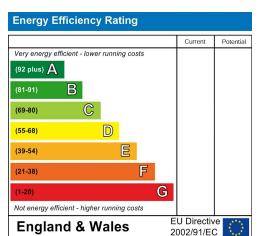


## Viewings

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.

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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## 24 Riverside Park

Occupation Lane, Poulton-Le-Fylde, FY6 7RA

Offers In The Region Of £80,000



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## Porch

Door to front providing access. Internal door leading into hallway.

## Hallway

Access to all rooms. Carpet and ceiling lights.

## Lounge

15'5" x 10'4"

UPVC double glazed windows to front and side. Carpet and ceiling lights. Internal double doors providing access to kitchen.

## Kitchen

15'5" x 8'3"

UPVC double glazed windows to front and side. Wall and base units with worktop above. Ceramic electric hob with extractor above and electric oven beneath. Stainless steel sink unit with mixer tap above. Plumbed for washing machine. Vinyl flooring to kitchen and carpet to dining area.

## Bedroom One

12'0" x 8'9"

UPVC double glazed window to side. Fitted wardrobe surround. Carpet and ceiling lights.

## Bedroom Two

9'9" x 8'9"

UPVC double glazed window to side. Fitted wardrobe surround. Carpet and ceiling lights.

## Shower Room

5'9" x 4'11"

UPVC double glazed opaque window to rear. Walk in wet room with electric shower, pedestal wash hand basin and low flush WC.

## Exterior

Spacious overall plot. Ample driveway providing off road parking for two vehicles. Newly laid grass lawn to front. Newly laid paved patio area to rear.

## Further Information

Annual Site Fees £2100

Annual Water Charge £350

Council Tax Band - A - Wyre Borough Council

Pet Friendly Park

Fully Residential 52 weeks Of The Year

