

Road Map



Hybrid Map



Terrain Map



Floor Plan



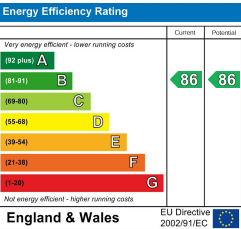
28B Breck Road  
, Poulton-Le-Fylde, FY6 7AQ

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



Offers In The Region Of £375,000  4  2  1  B



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# 28B Breck Road

, Poulton-Le-Fylde, FY6 7AQ

## Offers In The Region Of £375,000



### Hallway

Stair case to front leading to first floor landing. Access to ground floor rooms. Luxury vinyl flooring. Under floor heating and LED ceiling lights.

### Ground Floor WC

Low flush WC and vanity wash hand basin. Luxury vinyl flooring. Under floor heating and LED ceiling lights.

### Lounge/Diner

22'0" x 15'5"

Double glazed windows to front with fitted window shutters. Open plan living space providing versatile living space. Luxury vinyl flooring. Under floor heating and LED ceiling lights. Open access through to Kitchen.

### Kitchen

14'4" x 9'4"

Double glazed window to side and rear. Range of wall and base units with quartz worktop above. Fitted breakfast/dining bar. Ceramic induction hob with extractor above. Sunken stainless steel sink unit with mixer tap above. Integral fridge and freezer. Integral double oven. Integral dishwasher. Luxury vinyl flooring. Under floor heating and LED ceiling lights. Access

### Utility Room

Plumbed for washing machine and space for tumble dryer.

### First Floor Landing

Carpeted landing providing access to first floor rooms and front balcony. Stair case leading to Second floor landing. Under floor heating and LED ceiling lights.

### Front Balcony

First floor balcony with front facing outlook.

### Bedroom One

14'11" x 14'6"

Double glazed windows to front with fitted window shutters. Open access dressing area with fitted wardrobes and drawers. Carpet, under floor heating and LED ceiling lights. Access to En Suite.

### En Suite

Three piece bathroom suite comprising; walk in shower cubicle with glass partition, low flush WC and wall mounted vanity wash hand basin. Tiled walls and floor, ceiling light and radiator.

### Bathroom

Four piece bathroom suite comprising; panel bath, walk in shower cubicle with glass partition, low flush WC and wall mounted vanity wash hand basin. Tiled walls and floor, ceiling light and radiator.

### Bedroom Four

10'4" x 9'4"

Double glazed window to rear. Fitted office furniture. Carpet, Carpet, under floor heating and LED ceiling lights.

### Second Floor Landing

Access to rear Roof Terrace and all top floor floor rooms. Carpet, under floor heating and LED ceiling lights.

### Bedroom Two

18'0" x 9'4"

UPVC double glazed window to front with fitted shutters. In built bespoke wardrobe and bedroom units. Vaulted ceiling with Velux window. Carpet, under floor heating and LED ceiling lights.

### Bedroom Three

14'2" x 8'7"

UPVC double glazed window to front with fitted shutters. In built storage cupboards. Vaulted ceiling with Velux window. Carpet, under floor heating and LED ceiling lights.

### WC

Low flush WC and vanity wash hand basin. Luxury vinyl flooring. Under floor heating and LED ceiling lights.

### Roof Garden

Glazed balcony with opaque glass. Artificial grass.

### Front Exterior

Allocated parking space to front. Paved pathway leading to property

### Further Information

Tenure - Freehold

EPC B

Council Tax Band - E - Wyre Borough Council

