

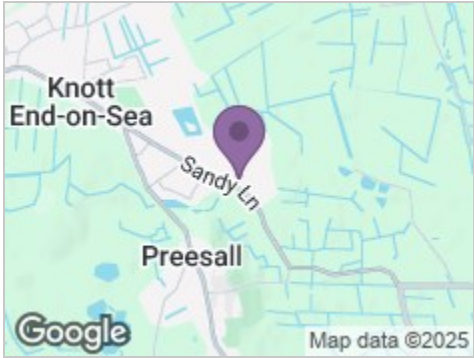
Road Map



Hybrid Map



Terrain Map



Floor Plan



## 5 Sandicroft Place

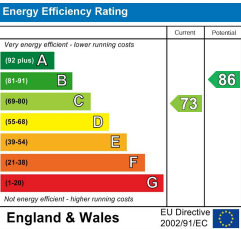
Preesall, Over Wyre, FY6 0PB

### 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



Offers In The Region Of £225,000



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# 5 Sandicroft Place

Preesall, Over Wyre, FY6 0PB

Offers In The Region Of £225,000



## Porch

Door to front providing access from front garden. Internal door leading into lounge.

## Lounge

13'8" x 13'1"

UPVC double glazed window to front and side. Electric fire to wall. Carpet, radiator and ceiling lights. Internal door leading into open plan kitchen.

## Open Plan Kitchen

18'3" x 12'5"

UPVC window to rear. UPVC French style patio doors to rear. Range of wall and base units with contrasting and complimentary worktops above. Central kitchen island breakfast bar with ceramic electric hob and ceiling mounted extractor fan above. Composite 1.5 sink unit with mixer tap above. Integral double oven. Integral fridge/freezer. Herring bone flooring throughout. Open access to Dining Area and access to Utility Room. Open stair case leading to first floor landing.

## Dining Room

14'6" x 9'6"

UPVC double glazed window to front. Under stairs storage. Herring bone flooring, ceiling light and radiator.

## Utility Room

5'11" x 4'5"

UPVC double glazed window to side side. Stainless steel sink unit. Plumbed for washing machine and space for tumble dryer. Combi boiler. Herring bone vinyl flooring, ceiling light and radiator. Access through to ground floor WC.

## WC

4'4" x 2'9"

UPVC double glazed opaque window to rear. Low flush WC and pedestal wash hand basin.

## First Floor Landing

Access to all first floor rooms. Carpet and ceiling light.

## Bedroom One

12'2" x 11'5"

UPVC double glazed window to rear. Carpet, ceiling light and radiator.

## Bedroom Two

11'6" x 11'4"

UPVC double glazed window to front. Carpet, ceiling light and radiator.

## Bedroom Three

11'2" x 8'3"

UPVC double glazed window to front. Carpet, ceiling light and radiator.

## Bathroom

11'5" x 7'3"

UPVC double glazed window to rear. Four piece bathroom suite comprising; panel bath, walk in shower cubicle with fitted glass partition, low flush WC and pedestal wash hand basin. Wood effect vinyl flooring, ceiling lights and radiator.

## Front Exterior

Lawn and established shrubs to front. Driveway to side providing single file off road parking for numerous vehicles and access to detached garage.

## Rear Exterior

Private rear garden with lawn and paved patio.

## Further Information

Tenure - Freehold

Council Tax Band - C - Wyre Borough Council

EPC Rating C

