

Road Map



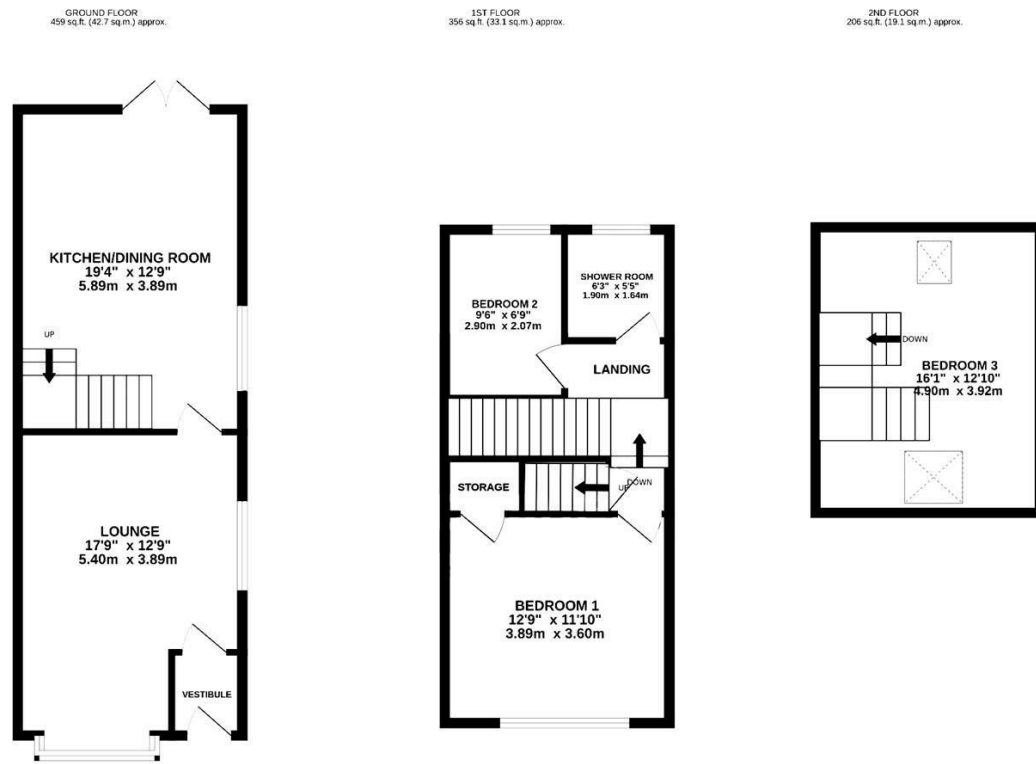
Hybrid Map



Terrain Map



Floor Plan



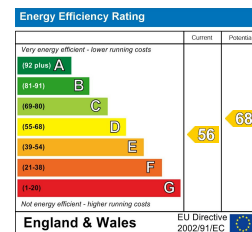
TOTAL FLOOR AREA: 1022 sq.ft. (94.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

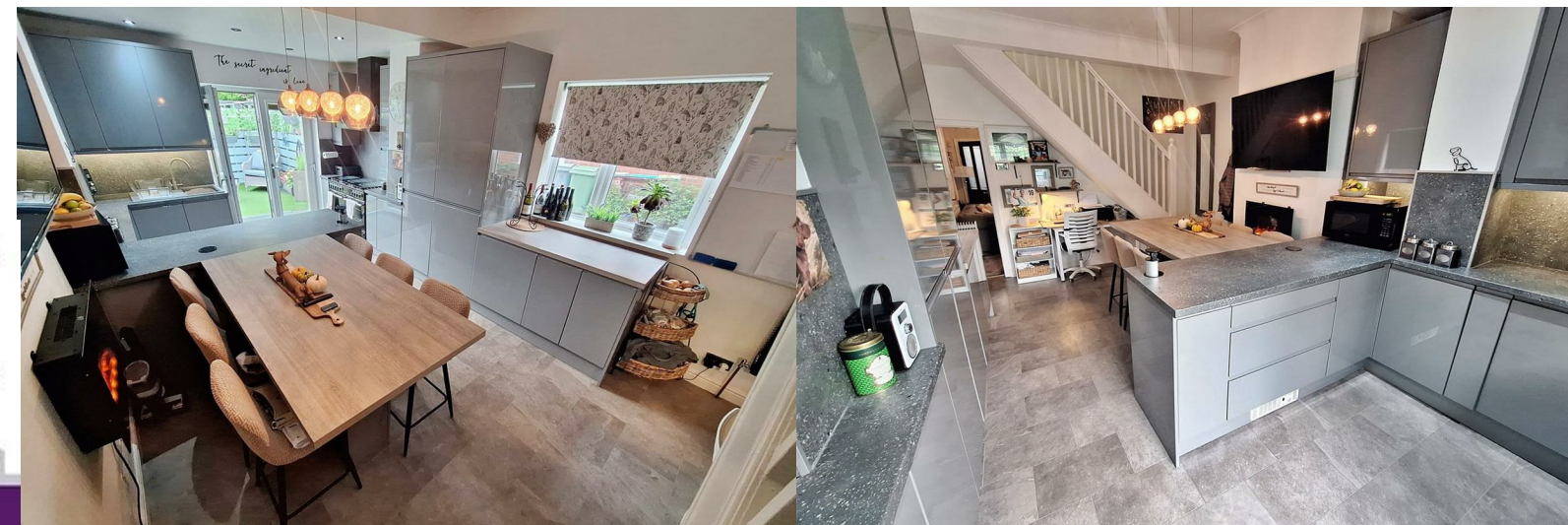
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Energy Efficiency Graph



22 Higher Green  
 , Poulton-Le-Fylde, FY6 7BL

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# 22 Higher Green

, Poulton-Le-Fylde, FY6 7BL

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## Porch

Door to front providing access

## Lounge

17'8" x 12'9"

UPVC double glazed bay window to front. Feature fire place housing real flame gas fire. Carpet, ceiling light and radiator.

## Kitchen/Diner

19'3" x 12'9"

UPVC double glazed window to side and French style patio doors to rear. Range of wall and base units with fitted raised dining table. Open spindled stair case leading to first floor landing. Integral fridge & freezer. Range master cooker with extractor hob above. Integrated washer/dryer. Sink unit with mixer tap above. Luxury vinyl flooring, LED spot lights and hanging lights over dining table.

## First Floor Landing

Access to all first for rooms. Stair case leading to Loft conversion Bedroom Three.

## Bedroom One

12'9" x 11'9"

UPVC double glazed window to front. Carpet, ceiling lights and radiator. Under stairs storage.

## Bedroom Two

9'6" x 6'9"

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

## Shower Room

6'2" x 20'11"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; walk in twin shower unit with glass partition, vanity wash hand basin and low flush WC. Vinyl flooring, ceiling light and radiator.

## Bedroom Three (Loft Room Conversion)

16'0" x 12'10"

Stair case leading from first floor landing. Velux skylights to front and rear. Eaves storage. Carpet, ceiling light and radiator.

## Rear Exterior

Tidy small courtyard garden with brick built store cupboard. Gated access to side providing access to rear alleyway providing allocated parking for one vehicle.

## Further Information

Tenure - Freehold

EPC - D

Council Tax - B - Wyre Borough Council

