

Road Map



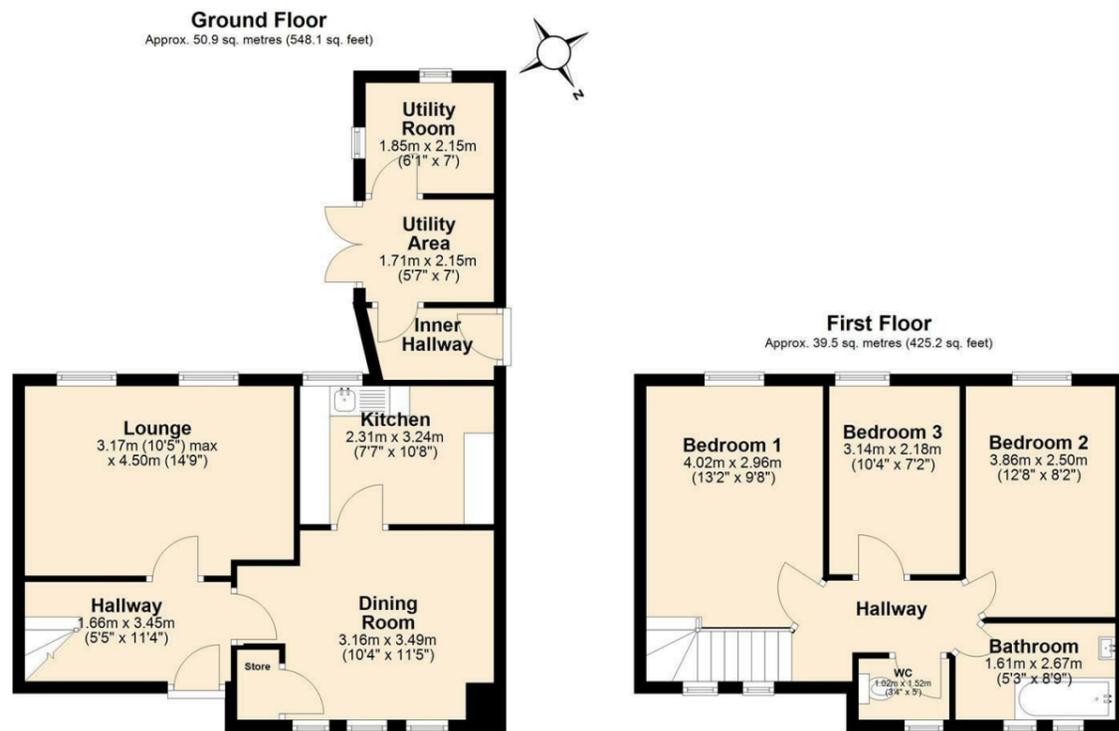
Hybrid Map



Terrain Map



Floor Plan



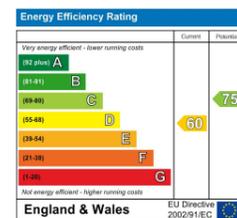
13 Kings Close  
, Poulton-Le-Fylde, FY6 8HH

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 firm's 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 £140,000



# 13 Kings Close

, Poulton-Le-Fylde, FY6 8HH

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## Hallway

Door to front providing access from front driveway. UPVC double glazed window. Access to Lounge & Dining Room. Stairs leading to first floor landing. Carpet, radiator and ceiling lights.

## Lounge

14'9" x 10'4"  
UPVC double glazed window to rear. Carpet, radiator and ceiling lights.

## Dining Room

11'5" x 10'4"  
UPVC double glazed windows to front. Meter cupboard. Carpet, radiator and ceiling lights. Access through to Kitchen.

## Kitchen

10'7" x 7'6"  
UPVC double glazed window to rear. Wall and base units. Stainless steel sink with mixer tap above. Free standing gas cooker. Vinyl flooring and ceiling light. Through access to Utility Areas

## Inner Hallway

UPVC door to side providing access to front driveway.

## Utilty Area

7'0" x 5'7"  
UPVC double glazed patio doors leading into garden. Plumbed for washing machine. Vinyl floor and ceiling light.

## Utility Room

7'0" x 6'0"  
Windows to rear and side. Vinyl flooring and ceiling light.

## First Floor Landing

UPVC double glazed window to front. Access to all first floor rooms. Carpet and ceiling light.

## Bedroom One

13'2" x 9'8"  
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

## Bedroom Two

12'7" x 8'2"  
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

## Bedroom Three

10'3" x 7'1"  
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

## Bathroom

8'9" x 5'3"  
UPVC double glazed windows to front. Bath with electric shower over and wash hand basin. Vinyl floor, radiator and ceiling light.

## WC

4'11" x 3'4"  
UPVC double glazed window to front. Low flush WC. Vinyl flooring. Loft access.

## Front Exterior

Paved front driveway providing off road parking for two vehicles.  
Graveled surround.  
Side access leading to Utility Areas and rear garden.

## Rear Exterior

Low maintenance rear garden with artificial turf and paved patio areas.

## Further Information

Tenure - Freehold  
Council Tax Band - B - Wyre Borough Council  
EPC Rating - D

## Agent's Disclaimer

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