

Road Map



Hybrid Map

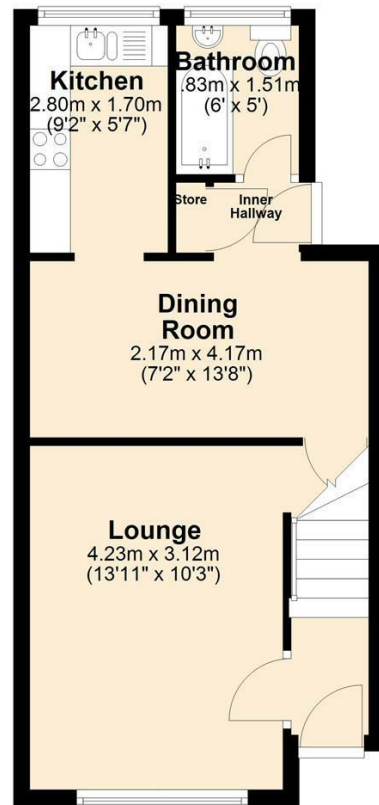


Terrain Map

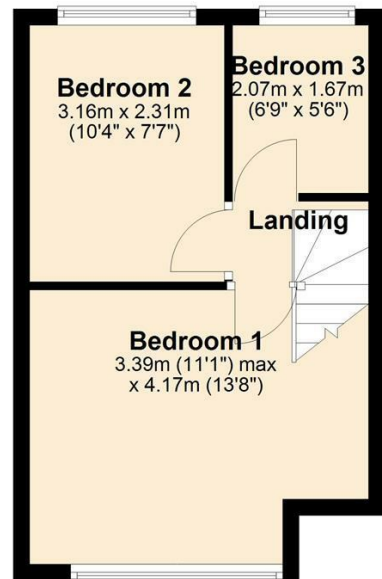


Floor Plan

**Ground Floor**  
Approx. 36.0 sq. metres (387.6 sq. feet)



**First Floor**  
Approx. 26.6 sq. metres (286.0 sq. feet)



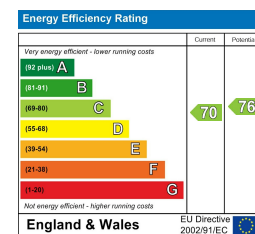
**4 Westwood Avenue**  
, Poulton-Le-Fylde, FY6 7EN

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 £147,500



# 4 Westwood Avenue

, Poulton-Le-Fylde, FY6 7EN

## Offers In The Region Of £147,500



Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

### Hallway

Door leading from front driveway into property. Staircase to front leading to first floor landing. Internal door leading into lounge.

### Lounge

13'10" x 10'2"  
UPVC double glazed bay window to front. Wood effect laminate flooring, ceiling light and radiator.

### Dining Room

13'8" x 7'1"  
Open access through to Kitchen. Cupboard housing combi boiler. Wood effect laminate flooring, ceiling light and radiator.

### Kitchen

9'2" x 5'6"  
UPVC double glazed window to rear. Range of wall and base units with worktop above. Stainless steel sink unit with mixer tap above. Free standing gas cooker. Plumbed for washing machine. Space for fridge/freezer. Tiled effect vinyl flooring, ceiling light and radiator.

### Ground Floor Bathroom

6'0" x 4'11"  
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with glass partition and shower above, pedestal wash hand basin and low flush WC. Tiled wall. Geometric designed tiles to floor. Radiator and ceiling light.

### First Floor Landing

Access to all first floor rooms. Loft access. Carpet and ceiling lights.

### Bedroom One

13'8" x 11'1"  
UPVC double glazed window to front. Built in wardrobe. Carpet, ceiling light and radiator.

### Bedroom Two

10'4" x 7'6"  
UPVC double glazed window to rear Carpet, ceiling light and radiator. Loft access.

### Bedroom Three

6'9" x 5'4"  
UPVC double glazed window to rear Carpet, ceiling light and radiator.

### Front Exterior

Front driveway providing off road parking. Side gated ginnel providing access to rear garden.

### Rear Exterior

Low maintenance paved rear courtyard with raised flower beds.

### Further Information

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

### Agent's Disclaimer

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