

Road Map



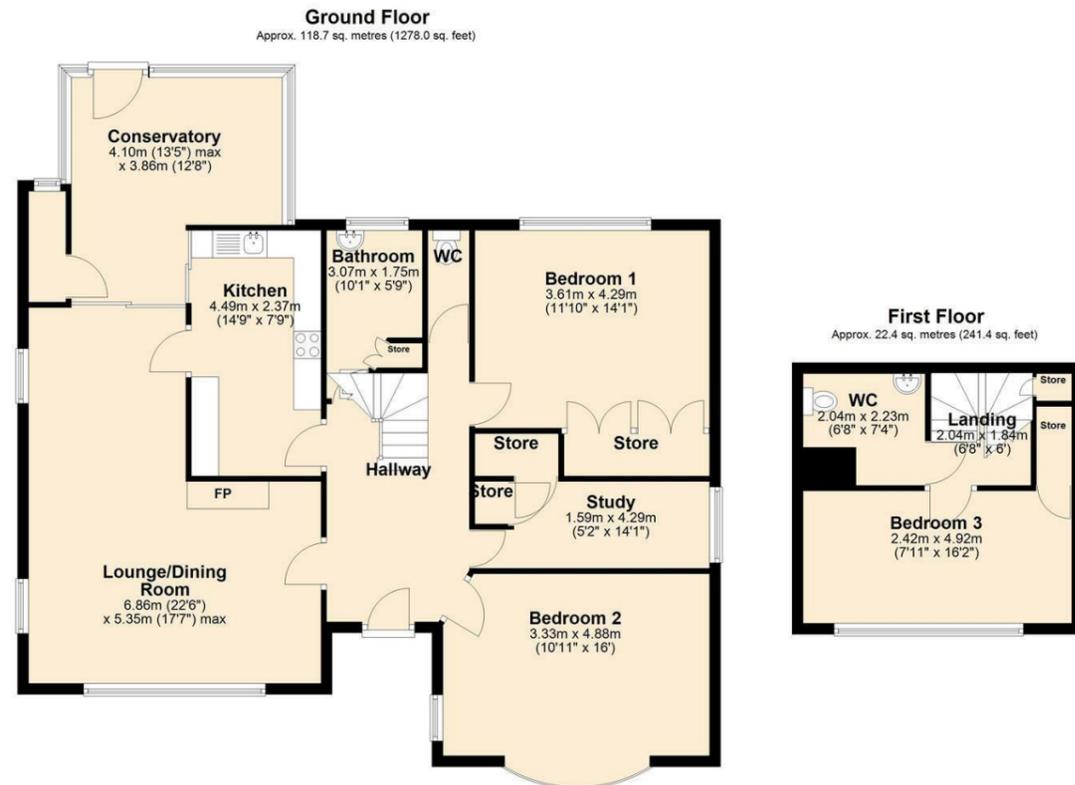
Hybrid Map



Terrain Map



Floor Plan



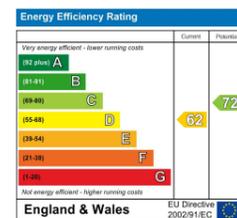
72 Longhouse Lane
 , Poulton-Le-Fylde, FY6 8DF

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 £375,000

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Hallway

Door to front leading into property from front garden. Staircase leading to first floor landing. Access to ground floor rooms. Carpet, ceiling light and radiator.

Lounge/Dining Room

22'6" x 17'6" (at widest point)
UPVC double glazed window to front and side. Internal sliding glass doors to rear leading into Conservatory. Carpet, ceiling light and radiator.

Kitchen

14'8" x 7'9"
Range of wall and base units with worktop above. Stainless steel sink unit. Electric hob and integral double oven. Plumbed for washing machine. Tiled wall and floor and ceiling light.

Rear Conservatory

13'5" x 12'7"
UPVC double glazed windows to side and rear. UPVC door providing access to rear garden. Access to boiler cupboard Tiled floor, radiator and ceiling light.

Bedroom One

16'0" x 10'11"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bedroom Two

14'0" x 11'10"
UPVC double glazed window to rear. Fitted wardrobes. Carpet, ceiling light and radiator.

Study

14'0" x 5'2"
UPVC double glazed window to side. Fitted cupboards. Carpet, ceiling light and radiator.

Bathroom

10'0" x 5'8"
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with shower above and pedestal wash hand basin. Fitted under stairs storage cupboard. Tiled floor and walls and ceiling light.

WC

UPVC double glazed opaque window to rear. Low flush WC. Tiled floor and walls and ceiling light.

First Floor Landing

Access to all first floor rooms. Over stairs loft access.

Bedroom Three

16'1" x 7'11"
UPVC double glazed dormer window to front. Carpet, ceiling light and radiator.

First Floor WC

7'3" x 6'8"
Low flush WC and pedestal wash hand basin. Carpet and ceiling light.

Front Exterior

Well established front garden with central lawn and established shrubs and trees. Side driveway providing ample off road parking and access to detached garage.

Rear Exterior

Spacious rear garden with large lawn, patio area and established plants, shrubs and evergreen trees.

Further Information

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

