

Road Map



Hybrid Map



Terrain Map



Floor Plan

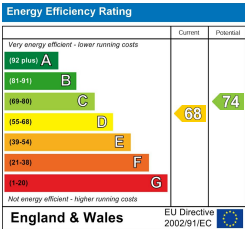


Viewings

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 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



Ribblesdale Lancaster Road

Knott End-On-Sea, Poulton-Le-Fylde, FY6 0DX

Offers In The Region Of £400,000  5  2  3  D



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Porch

Solid wooden door to front providing access from front garden. Internal wooden door leading into hallway.

Hallway

Stair case to front leading to first floor landing. Access to ground floor rooms. Carpet, ceiling lights and radiator. Under stairs storage.

Lounge

13'5" x 13'5"
Double glazed sash window to front and side. Carpet, ceiling light and radiator.

Sitting Room

13'5" x 12'1"
Double glazed bay sash window to side. Open fire with tiled hearth and traditional surround. Wood effect laminate flooring throughout. Radiator and ceiling light.

Rear Porch

Access through to side and rear garden

Dining Room

13'5" x 12'2"
Double glazed window to side. Parquet flooring, ceiling light and radiator. Access through to Kitchen.

Kitchen

12'2" x 8'7"
Double glazed window to side. Access to Ground Floor Bathroom and Utility Room. Range of wall and base units with worktops above. Composite sink unit with drainer and mixer tap. Plumbing for dishwasher or washing machine. Four ring gas hob with extractor above. Vinyl tiled flooring, ceiling lights and radiator.

Bathroom (Ground Floor)

7'9" x 4'7"
Double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath, low flush WC and wall mounted vanity hand basin. Tiled walls and floor, ceiling light and radiator.

Utility Room

9'10" x 7'3"
UPVC door to rear leading out to rear garden. Double glazed opaque window to rear. Plumbing for washing machine and space for tumble dryer. Tiled walls and floor. Ceiling light.

First Floor Landing

Galleried landing providing access to all first floor rooms. Opaque glazed roof light. Carpeted throughout, ceiling light and radiator.

Bedroom One

14'7" x 12'2"
Double glazed sash window to front. Fitted cupboard housing combi boiler. Carpet, ceiling light and radiator.

Bedroom Two

12'2" x 10'4"
Dual aspect windows to side and rear. Carpet, ceiling light and radiator.

Bedroom Three

9'7" x 8'11"
Double glazed window to side. Laminate flooring, ceiling light and radiator.

Bedroom Four

9'5" x 8'4"
Double glazed window to side. Carpet, ceiling light and radiator.

Bedroom Five

8'11" x 8'6"
Double glazed window to front. Carpet, ceiling light and radiator.

Bathroom

12'2" x 8'0"
Double glazed opaque window to side. Five piece bathroom suite comprising; corner bath, bidet, low flush WC, corner shower cubicle and pedestal wash hand basin. Fitted storage cupboard. Carpet, ceiling light and radiator.

Front Exterior

Large open front garden with graveled entrance and paved pathway, lawn and established trees and hedges

Side & Rear Exterior

Significant sized rear garden with open aspect views beyond fence line.
Lawn with decked seating area, paved patio and driveway.
Access to brick built outhouse and garage.

Further Information

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

