Road Map



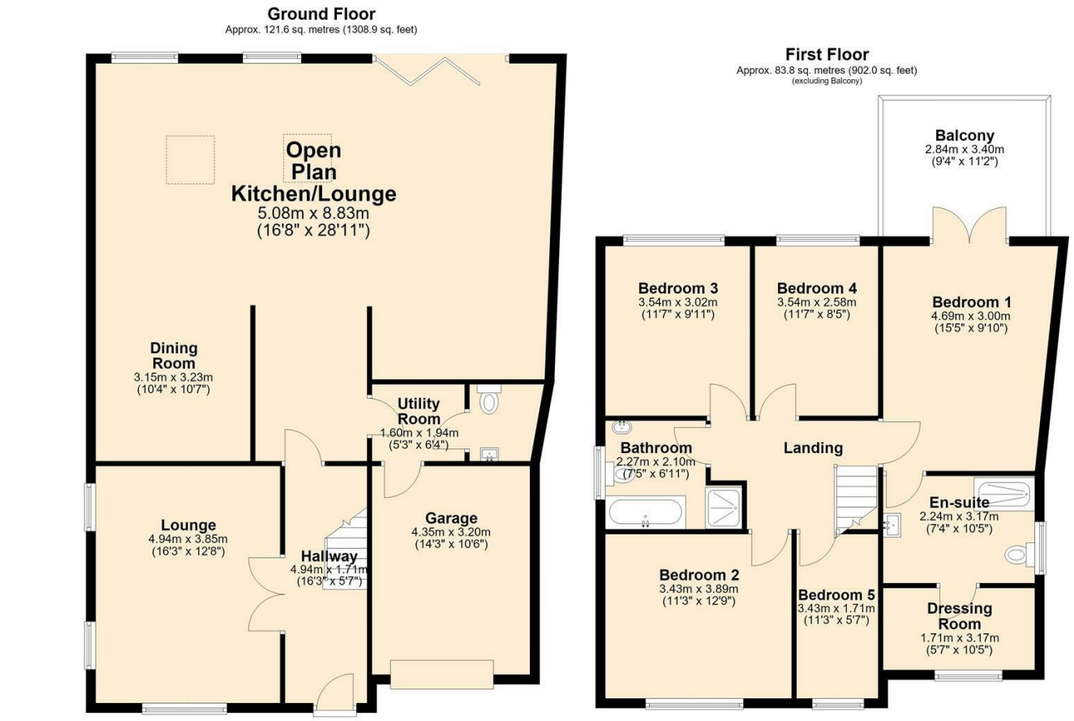
Hybrid Map



Terrain Map



Floor Plan

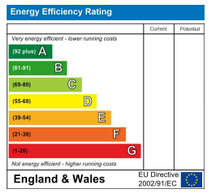


Viewings

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 or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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15 Tudor Close

Carleton, Poulton-Le-Fylde, FY6 7TD

Offers In The Region Of £550,000 — 5 — 2 — 2





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Hallway
Stairs to front leading to first floor landing. Access to Lounge & rear of property. Laminate flooring, ceiling light and radiator.

Lounge
16'2" x 12'7"
UPVC double glazed windows to front and side. Feature fireplace housing real flame gas fire. Laminate flooring, ceiling and wall lights and radiator.

Open Plan Kitchen/Lounge
28'11" x 16'7"
Aluminum double glazed Bi folding doors with integrated blinds providing access to rear garden. Stepped central kitchen island with granite worktops above. Ceramic induction hob and single gas hob with extractor fan above. 2x Integral Smeg double ovens. Integral Smeg microwave. Space for American Fridge/Freezer. Space for integral wine fridge. Recessed sink unit with mixer tap above and smaller drinks sink with tap above. Ample wall and base units.

Utility Room
6'4" x 5'2"
Through access to Ground Floor WC and Integral Garage. Stainless steel sink unit with mixer tap above. Plumbed for washing machine and space for tumble dryer. Laminate flooring and ceiling light.

Dining Room
10'7" x 10'4"
Aluminum double glazed windows to rear and electric Velux skylights with electric blinds to roof. Vertical & horizontal radiators, laminate flooring and ceiling lights.

Garage
16'2" x 10'5"
Up and over garage door to front. Power and lighting.

Ground Floor WC
Low flush WC and wash hand basin. Laminate flooring, ceiling light and radiator.

First Floor Landing
Access to all first floor rooms. Carpet, ceiling light and radiator.

Bedroom One
15'4" x 9'10"
UPVC double glazed doors providing access to balcony. Internal access through to En Suite & Dressing Room. Carpet, ceiling light and radiator.

Balcony
9'9" x 9'7"
Open aspect views. Glass balustrade and artificial grass flooring.

En-Suite
7'4" x 10'4"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; twin shower cubicle with rainfall shower above, wall mounted vanity sink and low flush WC. Tiled flooring, chrome towel heater and ceiling lights. Electric under floor heating.

Dressing Room
10'4" x 5'7"
UPVC double glazed window to front. Tile effect vinyl flooring and ceiling light.

Bedroom Two
12'9" x 11'3"
UPVC double glazed window to front. Bespoke fitted wardrobes. Carpet, ceiling light and radiator.

Bedroom Three
11'7" x 9'10"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Four
11'7" x 8'5"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Five
11'3" x 5'7"
UPVC double glazed window to front. Presently dressed as dressing room with fitted desk and cupboards. Carpet, ceiling light and radiator.

Bathroom
7'5" x 6'10"
UPVC double glazed opaque window to side. Four piece bathroom suite comprising; jacuzzi bath, fitted shower cubicle with tiled walls and feature glass brick wall, wash hand basin, and low flush WC. Tiled flooring, chrome towel heater and ceiling lights. Electric under floor heating.

Front Exterior
Paved driveway with feature slate garden area. Established shrubs to boundary.

Rear Exterior
Newly installed decked patio, artificial lawn, paved pathway. South West facing rear garden with open aspect views across fields to rear.

Further Information
Tenure - Freehold
Council Tax Band - E - Wyre Borough Council

