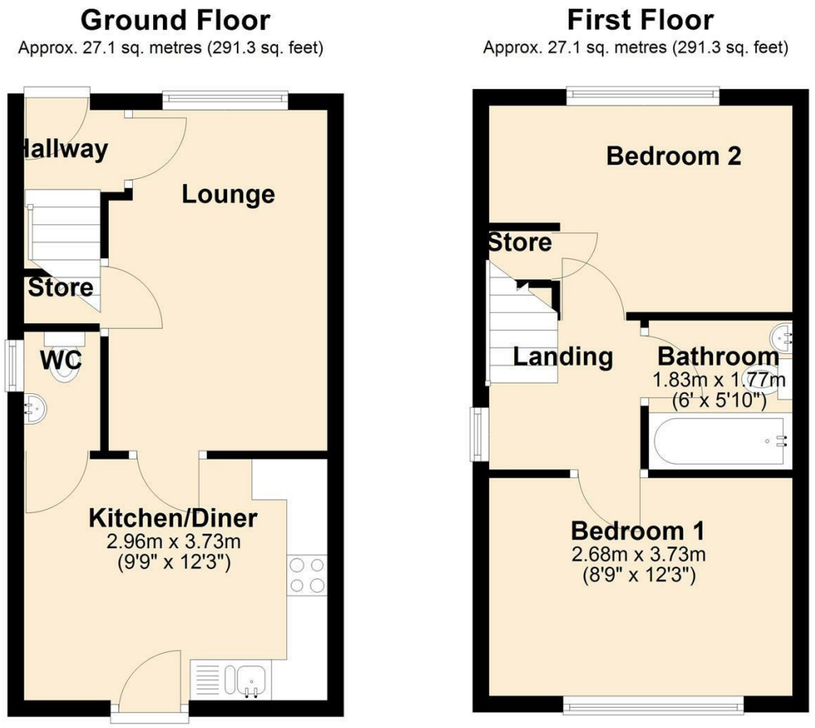
## Road Map

## 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.

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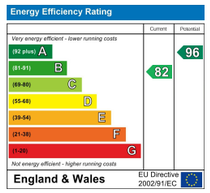
## Energy Efficiency Graph

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# 23 Truno Close

, Blackpool, FY3 0EP

## Offers Over £170,000

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## Offers Over £170,000

**Hallway**
Door to front providing access from front driveway. Stairs to front leading to first floor landing. Carpet and ceiling light.

**Lounge**
13'8" x 8'9"
UPVC double glazed window to front. Access through to Kitchen/Diner. Carpet, ceiling light and radiator.

**Kitchen/Diner**
12'3" x 9'8"
UPVC double glazed window to rear and UPVC door to rear leading to rear garden. Range of wall and base units with complimentary worktops above. Four ring gas hob with electric oven beneath and extractor fan above. Plumbed for washing machine. Stainless steel sink unit with mixer tap above. Cupboard housing combi boiler. Luxury vinyl flooring, hanging light above dining table and spot lights to ceiling. Radiator. Access to Ground Floor WC

**Ground Floor WC**
4'9" x 3'1"
UPVC double glazed opaque window to side. Low flush WC and wash hand basin. Luxury vinyl flooring, ceiling light and radiator.

**First Floor Landing**
UPVC double glazed opaque window to side. Access to all first floor rooms and loft access. Carpet and ceiling lights.

**Bedroom One**
12'2" x 8'9"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

**Bedroom Two**
12'2" x 8'3"
UPVC double glazed window to front. Storage cupboard above stairs. Carpet, ceiling light and radiator.

**Bathroom**
6'0" x 5'9"
Three piece bathroom suite comprising; panel bath with shower above and glass partition, pedestal wash hand basin and low flush WC. Vinyl flooring, ceiling light and radiator.

**Front Exterior**
Single file off road parking to front.
Property is surrounded by greenbelt land to side and a horse paddock to the rear.

**Rear Exterior**
Paved patio area and lawned garden with well established oak tree.
Open green belt land to side and horse paddock to rear.

**Further Information**
Tenure - Leasehold
999 Years From Build
Service Charge £250 per annum
EPC Rating - B
Council Tax Band - B - Wyre Borough Council

**agents disclaimer**
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