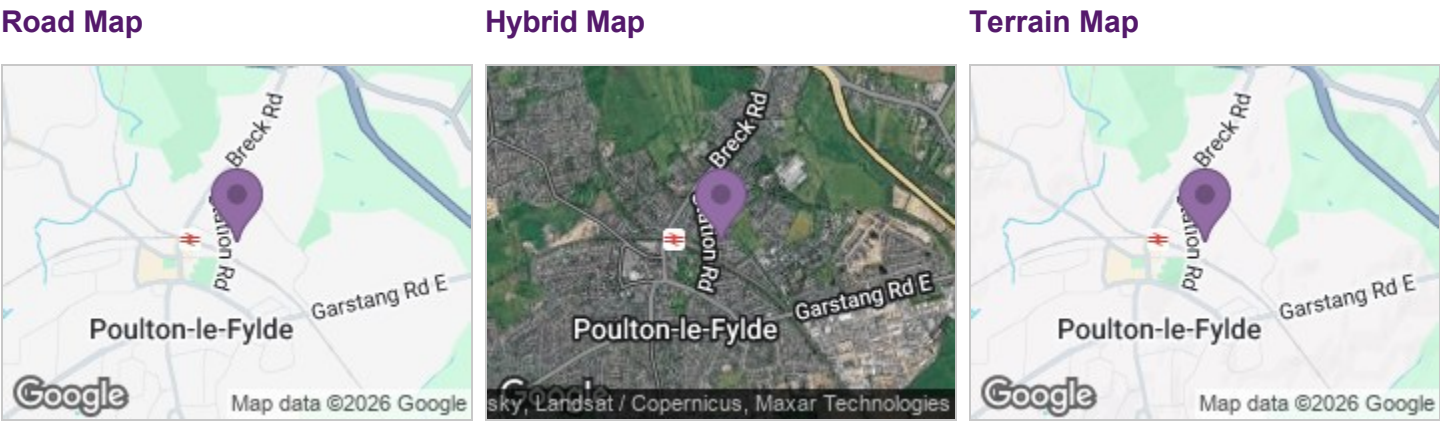
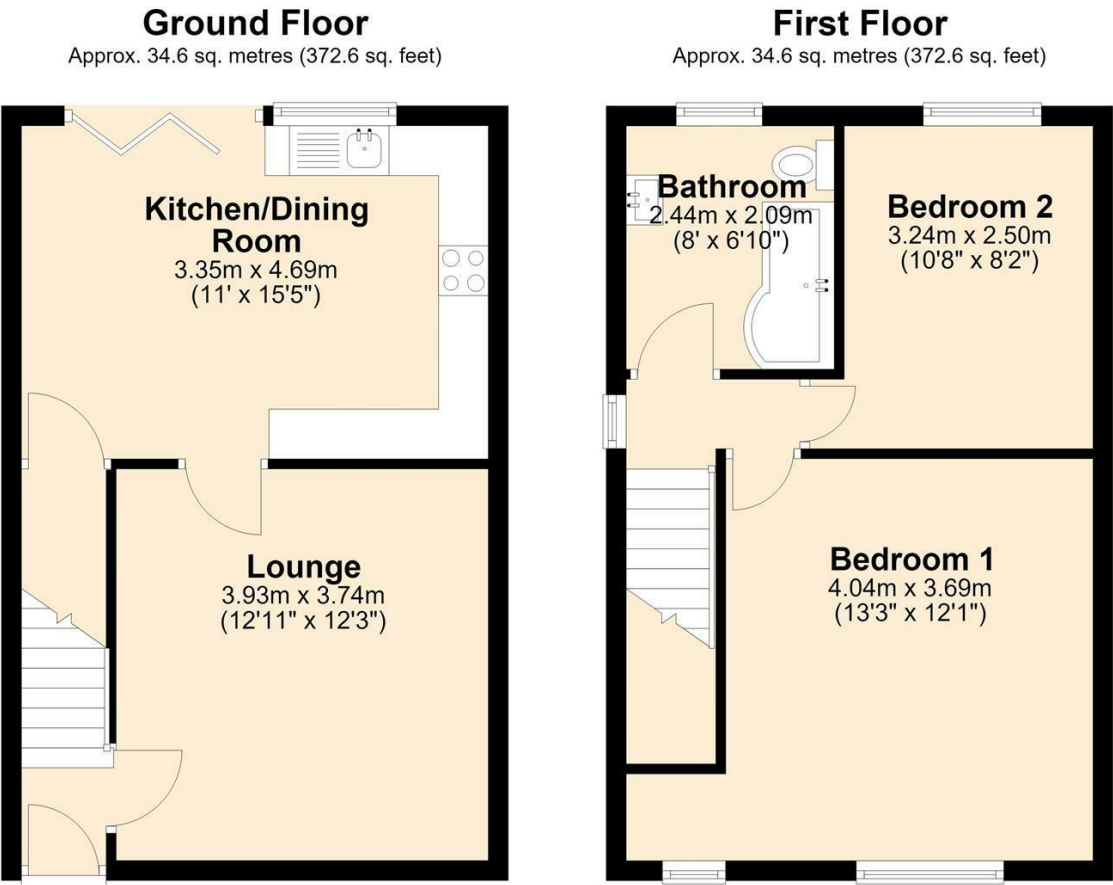




Floor Plan



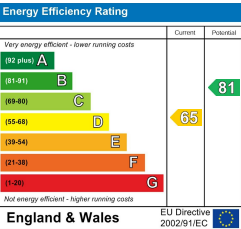
6 Fylde Road
, Poulton-Le-Fylde, FY6 7JE

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



Offers In The Region Of £205,000 2 1 1 D



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Offers In The Region Of £205,000



Hallway

Stairs to front leading to first floor landing. Internal door leading through to Lounge

Lounge

12'10" x 12'3"

UPVC double glazed bay window to front. Open chimney breast housing multi fuel cast iron stove, on stone plinth. Engineered wood flooring throughout, ceiling light and radiator. Through access to Kitchen/Dining Room.

Kitchen/Dining Room

15'4" x 10'11"

Tri fold doors to rear providing access to rear garden. UPVC double glazed window. Range of wall and base units with complimentary 'butcher block' style worktops above. Four ring gas hob with electric double oven beneath and extractor fan above. Porcelain sink with mixer tap above. Integrated fridge and freezer. Integrated dishwasher. Under stairs storage cupboard.

First Floor Landing

UPVC double glazed opaque window to side. Carpet and ceiling lights. Access to all first floor rooms.

Bedroom One

13'3" x 12'1"

UPVC double glazed windows to front. Carpet, ceiling light and radiator.

Bedroom Two

10'7" x 8'2"

UPVC double glazed windows to rear. Carpet, ceiling light and radiator.

Bathroom

8'0" x 6'10"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; 'P' shaped bath with fitted glass partition and shower above, low flush WC and vanity wash hand basin. Tiled wall and geometric patterned vinyl flooring. Ceiling light and towel heater.

Front Exterior

Lawned front garden with paved pathway. Gated side access.

Rear Exterior

Spacious lawned rear garden with paved patio area. Brick built outhouse presently used as Utility Room

Further Information

Tenure - Freehold

EPC Rating D

Council Tax Band - C - Wyre Borough Council

