

Road Map



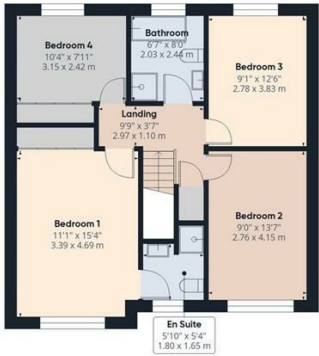
Hybrid Map



Terrain Map



Floor Plan

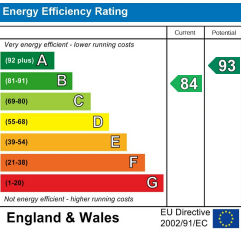


Viewings

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



30 Amethyst Drive

, Poulton-Le-Fylde, FY6 7YJ

Offers In The Region Of £400,000  4  2  2  B



# 30 Amethyst Drive

, Poulton-Le-Fylde, FY6 7YJ

## Offers In The Region Of £400,000



### Front Exterior

Open aspect views to front.

Paved double driveway with decorative front garden.

### Rear Exterior

Paved rear garden with established plants and shrubs.

External electric socket

### Further Information

Jones Homes Build - House Model 'Banbury'

EPC Rating C

Council Tax Band - E - Wyre Borough Council

NHBC Warranty

### Hallway

Door to front providing access. Stairs to front leading to first floor landing. Access to all ground floor rooms. Wood effect luxury vinyl flooring throughout.

### Living Room

20'2" (into bay) 10'10"

UPVC double glazed bay window to front. Wood effect luxury vinyl flooring throughout. Radiator and ceiling light

### Integral Garage

17'1" x 8'9"

Access into Garage from ground floor hallway. Up and over garage door to front. Power and lighting.

### Ground Floor WC

Low flush WC and pedestal wash hand basin. Wood effect luxury vinyl flooring, radiator and ceiling light.

### Kitchen/Living Area

26'9" x 9'6"

UPVC double glazed window to rear. Double glazed Tri-Fold doors to rear providing access to rear garden. Wall and base units with Quartz worktops above. Integrated oven. Integrated microwave oven. Ceramic induction hob with extractor fan above. Sunken stainless steel sink unit with mixer tap above. Integrated fridge and freezer. Integrated dishwasher. Wood effect luxury vinyl flooring throughout., ceiling light and radiator.

### Laundry Room

5'2" x 4'10"

Door to side providing access to front and rear gardens. Wall units and quartz worktop. Plumbed for washing machine. Space for tumble dryer. Wood effect luxury vinyl flooring throughout., ceiling light and radiator.

### First Floor Landing

Carpeted stair case leading from ground floor hallway. Access to all first floor rooms. Loft access.

### Bedroom One

15'4" x 11'1"

UPVC double glazed window to front. Bespoke fitted wardrobes. Carpet, ceiling lights and radiator. Access to En-suite bathroom.

### En Suite

UPVC double glazed opaque window to front. Three piece bathroom suite comprising; walk in shower cubicle, vanity wash hand basin and low flush WC. Chrome towel heater. Wall and floor tiles.

### Bedroom Two

13'7" x 9'0"

UPVC double glazed window to front. Bespoke fitted wardrobe. Carpet, ceiling lights and radiator.

### Bedroom Three

12'6" x 9'1"

UPVC double glazed window to rear. Carpet, ceiling lights and radiator. Bespoke fitted wardrobes.

### Bedroom Four

10'4" x 7'11"

UPVC double glazed window to rear. Carpet, ceiling lights and radiator. Bespoke fitted wardrobes.

### Bathroom

8'0" x 6'7"

UPVC double glazed opaque window to front. Four piece bathroom suite comprising; panel bath, single shower cubicle, low flush WC and pedestal wash hand basin. Chrome towel heater. Tiled walls and floors.

