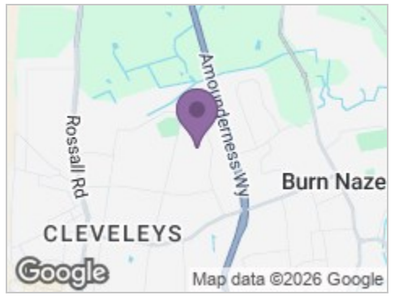
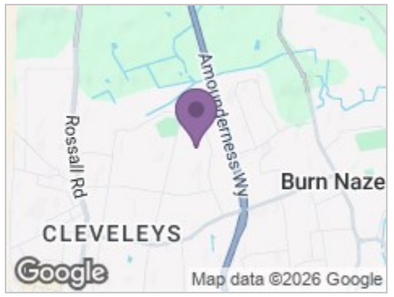
## Road Map




## Hybrid Map




## Terrain Map




## Floor Plan

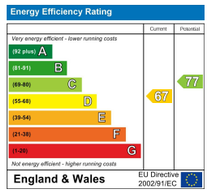



## Viewings

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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# 22 Rochester Avenue

, Thornton-Cleveleys, FY5 2QQ

Offers In The Region Of £249,950 | 5 | 2 | 1 | D





# 22 Rochester Avenue

, Thornton-Cleveleys, FY5 2QQ

## Offers In The Region Of £249,950





**Porch**
UPVC door to front providing access from front driveway. Internal door into Lounge.

**Lounge**
12'5" x 10'4"
UPVC double glazed window to front. Feature gas fire housed within chimney breast. Wood effect laminate flooring, ceiling light and radiator.

**Inner Hallway**
Access to all ground floor rooms. Stairs to side leading to first floor landing. Wood effect laminate flooring and ceiling light.

**Bedroom One**
10'10" x 10'4"
UPVC double glazed window to rear. Wood effect vinyl flooring, ceiling light and radiator.

**Bedroom Two**
9'6" x 8'7"
UPVC double glazed window to front. Wood effect vinyl flooring, ceiling light and radiator.

**Ground Floor Shower Room**
UPVC double glazed opaque window to side. Open shower room with low flush WC and vanity wash hand basin. Wood effect vinyl flooring and ceiling light.

**Kitchen**
9'3" x 8'7"
UPVC window to side and internal window to rear looking into conservatory. Range of wall and base units with worktops above. Ceramic electric hob with electric oven beneath and extractor fan above. Stainless steel sink unit with mixer tap above. Plumbed for washing machine. Space for tumble dryer. Cupboard housing combi boiler. Wood effect vinyl flooring, ceiling light and radiator.

**Conservatory**
19'3" x 8'9"
UPVC double glazed windows to side and rear. UPVC double doors to rear. Wood effect vinyl flooring. Power and lighting

**First Floor Landing**
Access to all first floor rooms. Loft access. Carpet and ceiling light.

**Bedroom Three**
10'11" x 8'8"
UPVC double glazed window to rear. Wood effect vinyl flooring, ceiling light and radiator.

**Bedroom Four**
10'2" x 7'10"
UPVC double glazed window to rear. Wood effect vinyl flooring, ceiling light and radiator.

**Bedroom Five**
9'6" x 8'8"
UPVC double glazed window to side and Velux skylight to front. Wood effect vinyl flooring, ceiling light and radiator.

**Bathroom**
11'9" x 6'2"
Velux skylight to front. Three piece bathroom suite comprising; panel bath with mains shower above, pedestal wash hand basin and low flush WC. Wood effect vinyl flooring, ceiling light and radiator.

**Front Exterior**
Paved driveway to front providing ample parking. Open side access leading to rear garden and garage.

**Rear Exterior**
Paved patio area and lawn area.
Brick built garage with up and over door to front.
Garage has power and lighting.

**Further Information**
Tenure - Freehold
EPC Rating D
Council Tax Band - C - Wyre Borough Council

