

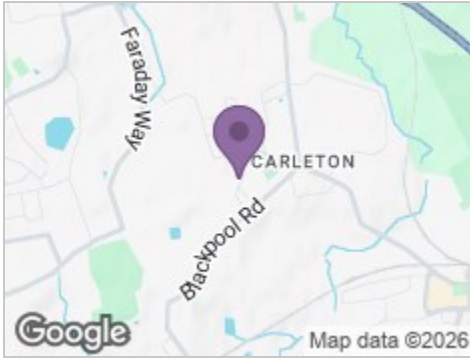
Road Map



Hybrid Map



Terrain Map



Floor Plan

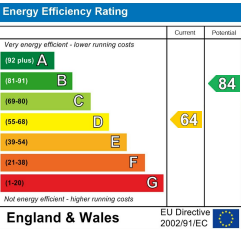


Viewings

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



19 Roylen Avenue

Carleton, Poulton, FY6 7PH

Offers In The Region Of £220,000  2  1  2  D



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# 19 Roylen Avenue

Carleton, Poulton, FY6 7PH

Offers In The Region Of £220,000



## Entrance Hall

UPVC double glazed door to side, meter cupboard, karndean flooring, loft access with pull down ladder, doors to all rooms.

## Lounge

17'2" x 11'11"

UPVC double glazed window to front, electric fire in wooden surround with marble back drop and hearth, Karndean flooring, wall lights.

## Kitchen

14'4" x 13'3"

Extensive range of modern high gloss grey wall and base units with complementary work surfaces, 1.5 bowl composite sink and drainer unit with mixer tap, 4 ring electric touch screen hob, built in Bosch electric oven and grill, Integrated microwave oven, American style Fridge Freezer, dishwasher, UPVC double glazed window to rear and UPVC double glazed door to side.

## Bedroom One

14'2" x 10'11"

UPVC double glazed window to rear, range of built in wardrobes.

## Bedroom Two

8'11" x 12'3"

UPVC double glazed window to front.

## Bathroom

7'7" x 6'4"

Modern 4 piece suite comprising; step in shower cubicle, bath, wc, wash hand basin, part tiled walls, ceiling spotlights, heated towel rail, UPVC double glazed opaque window to side.

## Exterior

Gravelled garden to the front.

To the rear, paved patio leading to artificial lawn, gravelled area and raised beds.

Driveway for several cars leading to detached garage.

## Garage

17'10" x 8'3"

UPVC double doors to front, UPVC double glazed door to side, fitted wall and base units with complementary work surfaces, stainless steel sink and drainer unit, plumed for washing machine and space for tumble dryer

## Further Information

Tenure - Freehold

Energy Rating D

Council Tax Band - C - Wyre Borough Council

