

Road Map



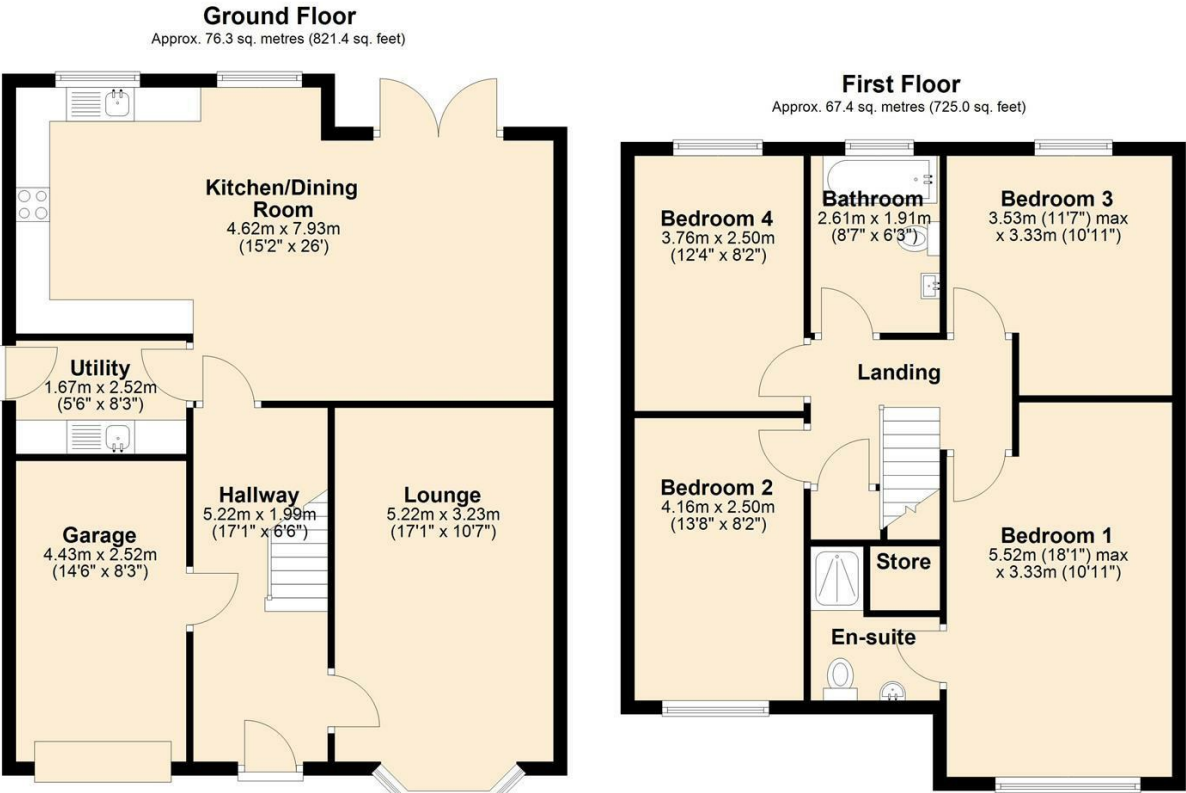
Hybrid Map



Terrain Map



Floor Plan

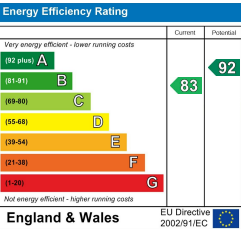


Viewings

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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Entrance Hallway

Composite door to front providing access from front drive. Access to all ground floor rooms. Spindled staircase to front leading to first floor landing. Porcelain floor tiles throughout. Ceiling light and radiator.

Lounge

17'1" x 10'7"

UPVC double glazed bay window to front. Carpet, ceiling lights and radiators.

Ground Floor WC

3'7" x 2'4"

Low flush WC and wash hand basin. Porcelain floor tiles. Ceiling light and radiator.

Open Plan Lounge/Kitchen/Diner

26'0" x 15'1" (at widest point)

UPVC double glazed window to rear and UPVC French style patio doors to side. Zanussi stainless steel fan assisted double oven. Zanussi induction hob. Ceiling mounted extractor fan above. Zanussi integrated fridge freezer. Integrated dishwasher. Stainless steel sink unit with mixer tap above. Porcelain floor tiles throughout. Ceiling lights and radiator.

Utiliy Room

8'3" x 5'5"

Base units housing stainless steel sink with mixer tap above. Plumbing for washing machine and space for tumble dryer. Door to side providing access to garden and driveway

Integral Garage

14'6" x 8'3"

Up and over door to front. Wall mounted combi boiler and ceiling light.

First Floor Landing

Access from ground floor entrance hallway. Spacious landing space with access to all first floor bedrooms. Cupboard housing pressurised water cylinder. Carpet, ceiling lights and loft access.

Bedroom One

18'1" x 10'11"

UPVC double glazed window to front. Carpet, ceiling light and radiator. Access through to En-Suite

En Suite

6'3" x 4'0"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; walk in shower unit, low flush WC and pedestal wash hand basin. Wood effect luxury vinyl flooring, wall tiles, ceiling light and towel heater.

Bedroom Two

13'7" x 8'2"

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

Bedroom Three

11'6" x 10'11"

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

Bedroom Four

12'4" x 8'2"

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

Family Bathroom

8'6" x 6'3"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising of; panel bath with shower above, low flush WC and pedestal wash hand basin. Tiled flooring, wall tiles, ceiling light and towel heater.

Front Exterior

Driveway to front allowing single file parking for up to three vehicles.

Gated side access leading to rear garden.

Rear Exterior

Lawned rear garden with established fruit trees,

Further Details

Tenure - Freehold

Developer - Rowland Homes

House Model - The Hatton

Council Tax Band - E - Blackpool Borough Council

EPC Rating B

Approximately 5 years NHBC Warranty remaining

Agent's Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described

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