

Road Map



Hybrid Map

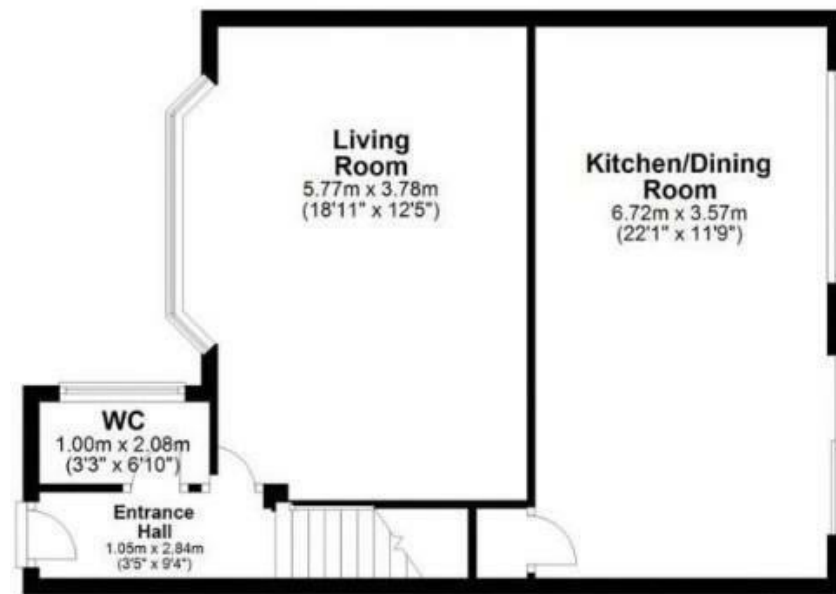


Terrain Map



Floor Plan

Ground Floor



First Floor



The Willows Sower Carr Lane

Hambleton, Poulton-Le-Fylde, FY6 9DJ

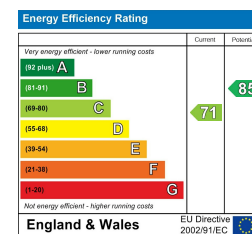
Offers In The Region Of £270,000 3 1 2 C

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



# The Willows Sower Carr Lane

Hambleton, Poulton-Le-Fylde, FY6 9DJ

Offers In The Region Of £270,000



## Hallway

Composite door to front. Access to WC and Lounge  
Stairs leading to first floor landing. High gloss porcelain floor tiles throughout.

## WC

6'9" x 3'3"  
UPVC double glazed opaque window to front. Low flush WC and pedestal wash hand basin. High gloss porcelain floor tiles throughout,

## Living Room

18'11" x 12'4"  
UPVC double glazed bay window front. Feature wall with acoustic wall paneling. Ceiling lights, radiator and carpet. Access through to Kitchen/Diner.

## Kitchen/Diner

22'0" x 11'8"  
UPVC double glazed window to rear and sliding door providing access to rear garden. Contemporary kitchen suite with complimentary worktops above. Ceramic electric hob with chrome extractor fan above and electric oven beneath. Space for American fridge freezer. Stainless steel sink unit. Plumbed for washing machine. Integrated dishwasher. High gloss porcelain floor tiles throughout, ceiling light and radiator. under stairs storage.

## First Floor Landing

Carpeted stair case leading from ground floor landing. Access to all first floor rooms.

## Bedroom One

13'0" x 9'8" (at widest point)  
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

## Bedroom Two

9'7" x 6'6"  
UPVC double glazed window to front. Carpet, ceiling light and radiator.

## Bedroom Three

8'4" x 5'7"  
UPVC double glazed window to front. Carpet, ceiling light and radiator.

## Bathroom

8'5" x 6'8"  
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with shower above. Pedestal wash hand basin and low flush WC. High gloss porcelain floor tiles throughout, ceiling light and radiator.

## Exterior

Parking for one car to side shared driveway. Single garage. Private rear garden with lawn and raised flower beds.

## Further Information

Tenure - Freehold  
EPC Rating C  
Council Tax Band - C - Wyre Borough Council

