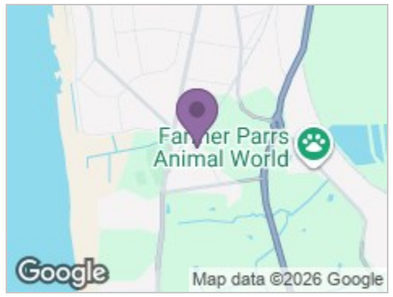
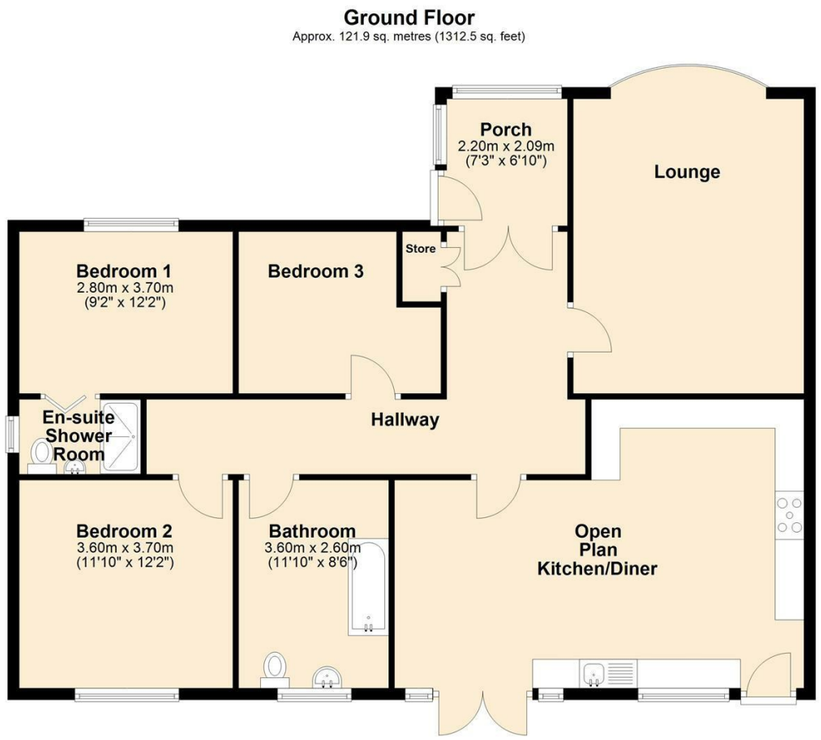
Road Map



Hybrid Map

Terrain Map

Floor Plan

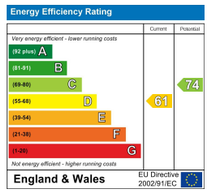


Viewings

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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Porch
Door to side providing access from front driveway. UPVC double glazed windows to front and side. Internal door into hallway

Hallway
Access to all rooms. Loft access, radiator and wood flooring and LED spot lights.

Lounge
16'8" x 13'1"
UPVC double glazed bay window to front. Fitted media wall with Inset remote controlled real flame gas fire. Carpet, ceiling light and radiator.

Open Plan Kitchen/Diner
23'3" x 16'4" (at widest points)
UPVC double glazed French style patio doors to rear. Single UPVC door to rear. UPVC window to side and rear. Spacious kitchen with central kitchen island and a range of wall and base units with butcher block style worktop above. Stainless unit with mixer tap above. Space for American fridge/freezer, Range style gas cooker with complimentary extractor fan above. Plumbed for washing machine. Integrated dishwasher and wine fridge. Vinyl tile effect flooring, LEDS spot lights and hanging light fitting over central breakfast island.

Bedroom One
12'1" x 9'2"
UPVC double glazed window to front. Carpet, ceiling light and radiator. Access to en-suite shower room.

En Suite Bathroom
6'10" x 4'3"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; walk in twin shower unit, pedestal wash hand basin and low flush WC. Tiled floor and wall. Chrome towel heater.

Bedroom Two
12'1" x 11'9"
UPVC double glazed window to rear. Fitted floor to ceiling wardrobe. Carpet, ceiling light and radiator.

Bedroom Three (Dressed As Dining Room)
11'5" x 9'2"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bathroom
11'9" x 8'6"
UPVC double glazed opaque window to rear. Panel jacuzzi bath, pedestal wash hand basin and low flush WC. Carpet, ceiling lights and chrome towel heater.

Front Exterior
Driveway to front providing off road parking for numerous vehicles.
Landscaped lawn with established shrubs and manicured lawn.
Side gated access to rear garden

Detached Double Garage
Up and over door to front. Door to side. Power and Lighting.

Rear Exterior
Low maintenance rear garden with artificial lawn and paved patios.
Established shrubs to fence line.

School playing field to the back of the fence ensuring privacy.

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

agents 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 in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.