

Road Map



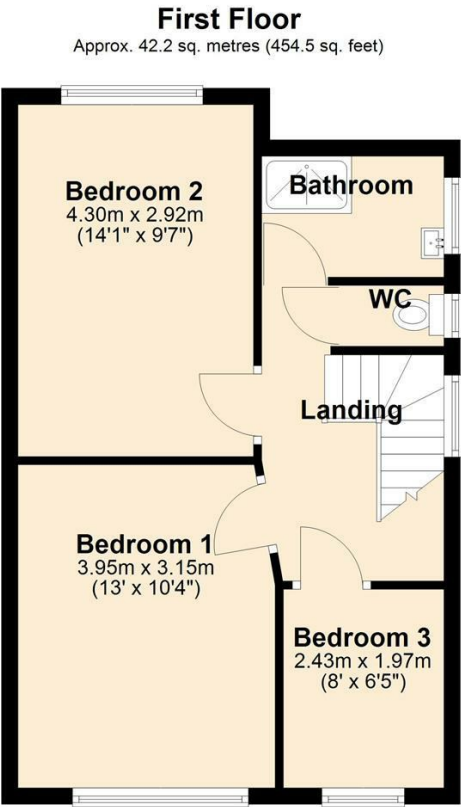
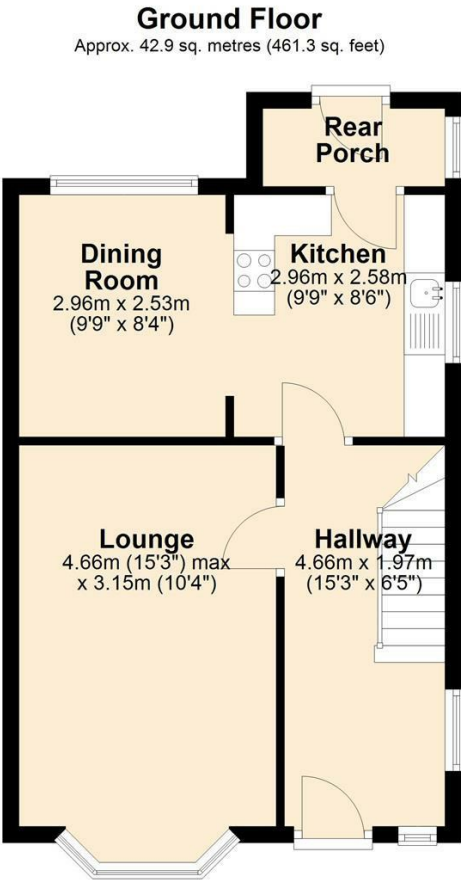
Hybrid Map



Terrain Map



Floor Plan



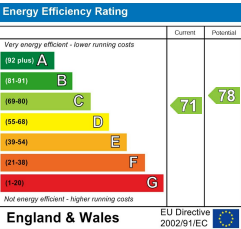
28 Raybourne Avenue
, Poulton-Le-Fylde, FY6 7RT

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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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.

Hallway

Door to front providing access from front driveway. UPVC double glazed opaque windows to front and side. Stairs to front leading to first floor landing. Under stairs storage

Lounge

15'3" x 10'4"
UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

Kitchen/Diner

16'9" x 9'8"
UPVC double glazed windows to side and rear. Range of wall and base units. Stainless steel sink unit. Electric double oven with four ring gas hob above. Vinyl flooring to kitchen and carpet to dining room. Ceiling lights and radiator.

Rear Porch

Internal door from kitchen and external door leading to rear garden. Combi boiler.

First Floor Landing

UPVC double glazed opaque window to side. Access to all first floor rooms, Loft access. Carpet and ceiling lights.

Bedroom One

12'11" x 10'4"
UPVC double glazed window to front. Floor to ceiling fitted bespoke wardrobes. Carpet, ceiling lights and radiator.

Bedroom Two

14'1" x 9'6"
UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

Bedroom Three

7'11" x 6'5"
UPVC double glazed window to front. Carpet, ceiling lights and radiator.

Bathroom

7'3" x 4'10"
UPVC double glazed opaque window to side. Modern shower room with walk in twin shower cubicle with glass partition and vanity wash hand basin. Wood effect vinyl flooring, towel heater and ceiling lights.

WC

4'2" x 2'5"
UPVC double glazed opaque window to side. Low flush WC. Tiled wall and floor. Ceiling light.

Front Exterior

Paved driveway allowing off road parking to side.

Rear Exterior

Low maintenance rear garden with small lawn, patio area and garden shed.

Further Information

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

Agent's Disclaimer

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