

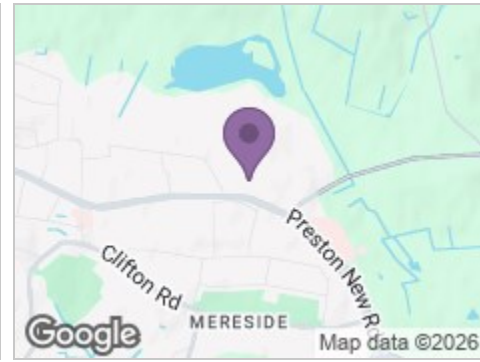
Road Map



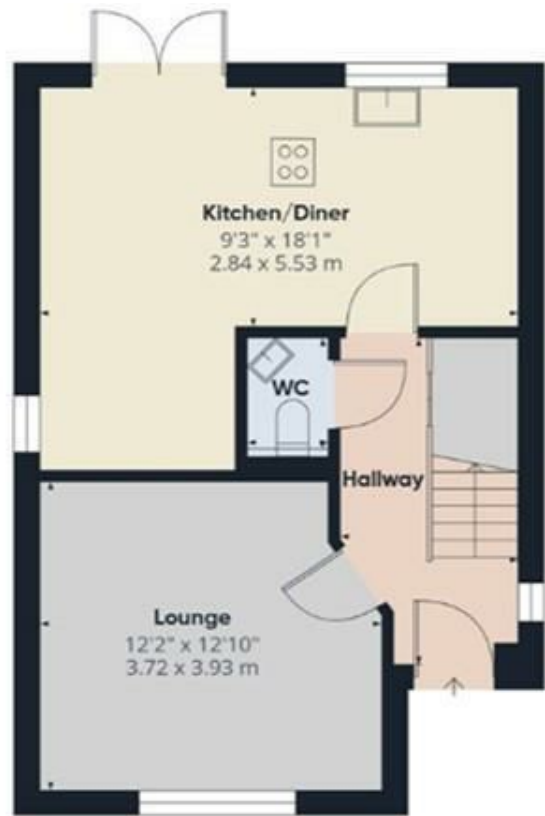
Hybrid Map



Terrain Map



Floor Plan



Floor 1



Floor 2



## 9 Moorland Court

, Blackpool, FY4 4ZE

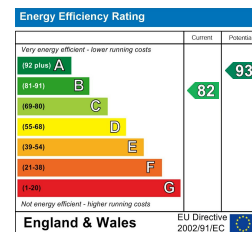
Offers In The Region Of £240,000 3 2 1

### 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.

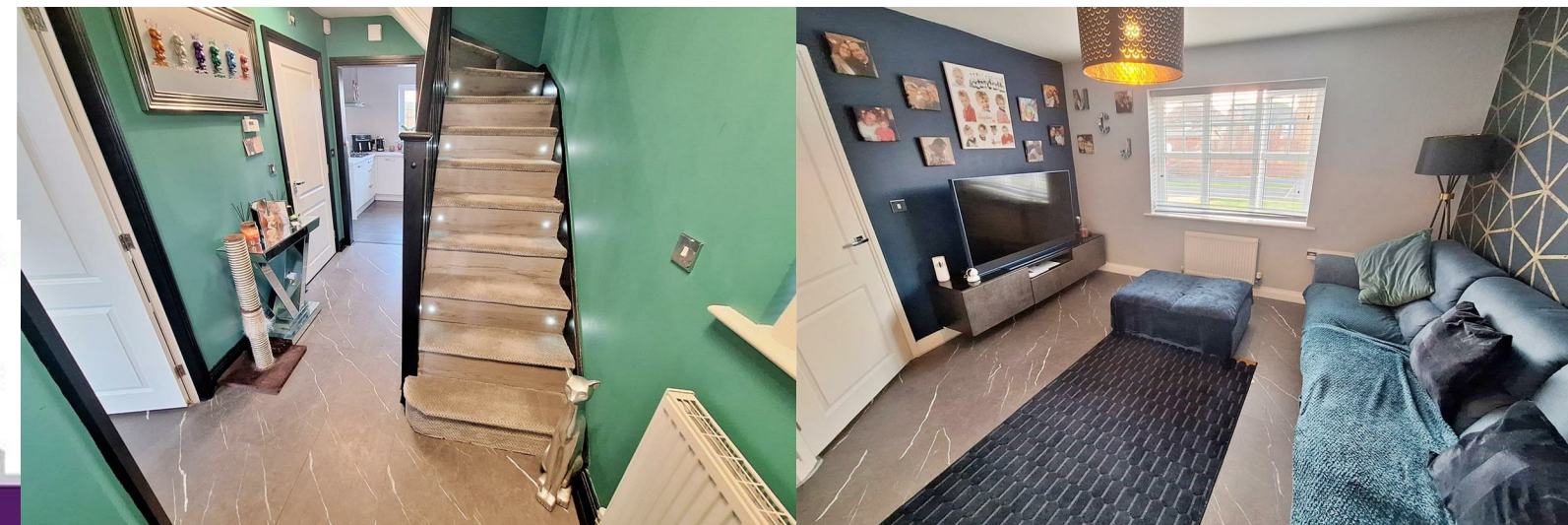
### Energy Efficiency Graph



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# 9 Moorland Court

, Blackpool, FY4 4ZE

Offers In The Region Of £240,000



## Further Information

Tenure - Freehold  
EPC Rating - B  
Council Tax Band - D - Blackpool Borough Council  
House Builder - Rowland  
House Model - Charles

## 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 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

Front access from driveway. Staircase to side leading to first floor landing. Access to all ground floor rooms. LVT flooring throughout, ceiling lights, stair lights and radiator.

## Lounge

12'10" x 12'2"  
UPVC double glazed window to front. Carpet, ceiling light and radiator.

## Kitchen/Diner

18'1" x 9'3"  
UPVC double glazed patio doors to rear & UPVC window to rear. Range of wall and base units with complimentary worktops above. Four ring gas hob with electric extractor above. Integral double oven. Integral fridge/freezer. Plumbed for washing machine. Integral dishwasher. LVT flooring, ceiling lights and radiator.

## Landing

UPVC double glazed opaque window to side. Access to all first floor rooms. Loft access. Airing cupboard. Carpet and ceiling lights. Loft is part boarded with power and lighting.

## Bedroom One

11'10" x 10'7"  
UPVC double glazed window to front. Carpet, ceiling lights and radiator. Access to En-suite.

## En Suite

5'1" x 5'1"  
UPVC double glazed opaque window to front.

Three piece bathroom suite comprising; shower unit, pedestal wash hand basin and low flush WC. Luxury vinyl flooring, ceiling lights and chrome towel heater.

## Bedroom Two

9'7" x 9'5"  
UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

## Bedroom Three

9'7" x 8'2"  
UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

## Bathroom

6'11" x 5'6"  
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; panel bath, wall mounted wash hand basin and low flush WC. Luxury vinyl flooring, ceiling lights and chrome towel heater.

## Front Exterior

Driveway providing off road parking for three vehicles.  
Side access to rear garden  
Electric charging port to side elevation and external electric sockets.  
Pelmet lights to property exterior

## Rear Exterior

Spacious lawned rear garden with decked patio area.  
External electric sockets  
Pelmet lights to property exterior

