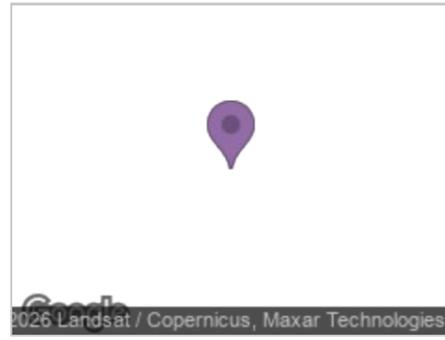


Road Map



Hybrid Map



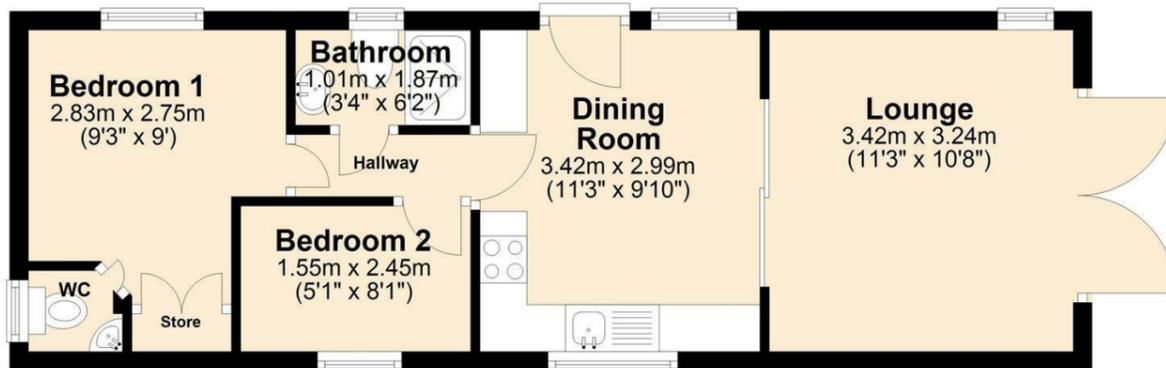
Terrain Map



Floor Plan

Ground Floor

Approx. 38.2 sq. metres (410.6 sq. feet)



2 Riverside Park

Occupation Lane, Poulton-le-Fylde, FY6 7RA

Offers In The Region Of £110,000  2  1  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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2 Riverside Park

Occupation Lane, Poulton-le-Fylde, FY6 7RA

Offers In The Region Of £110,000



Kitchen/Diner

11'2" x 9'9"

UPVC door to side. Range of wall and base units with complimentary worktops above. Composite sink unit with mixer tap and drainer. Integral fridge & freezer. Integral gas cooker with double oven beneath. Integral microwave. Integral dishwasher. UPVC window to side. LVT flooring and ceiling lights.

Lounge

11'2" x 10'7"

UPVC double glazed patio doors to rear providing access to patio and open aspect views. UPVC windows to side. Feature electric fire place. Built in shelves and storage. Carpet, ceiling light and radiator.

Shower Room

6'1" x 3'3"

UPVC double glazed opaque window to side. Walk in shower cubicle, low flush WC and bowl sink. LVT flooring, ceiling light and radiator.

Bedroom One

9'3" x 9'0"

UPVC double glazed window to side. Fitted wardrobes, storage and bedroom furniture. Carpet, ceiling light and radiator. Access through to WC.

WC

UPVC double glazed opaque window to front. Low flush WC and pedestal wash hand basin. LVT flooring, radiator and ceiling light.

Bedroom Two

8'0" x 5'1"

UPVC double glazed opaque window to side. Fitted storage. Carpet, ceiling light and radiator.

Exterior

Paved patio to rear. Tarmac driveway to side allowing off road parking. Newly laid turf.

Specifications

Brand New 2026 Pemberton Regent 38ft x 12ft Lodge
10 Year Gold Seal Warranty from Manufacturers.
Timberwolf Canexel Exterior Cladding in Grey Stucco

Further Information

Annual Site Fees £3100
Annual Water Charge £350
Council Tax Band - A - Wyre Borough Council
Pet Friendly Park
Fully Residential 53 weeks Of The Year
Mains Water
LPG Gas

