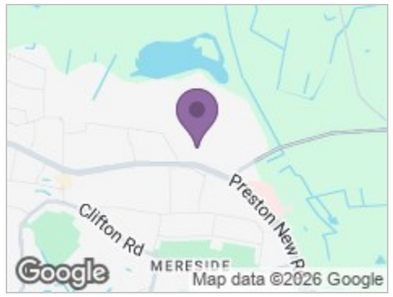
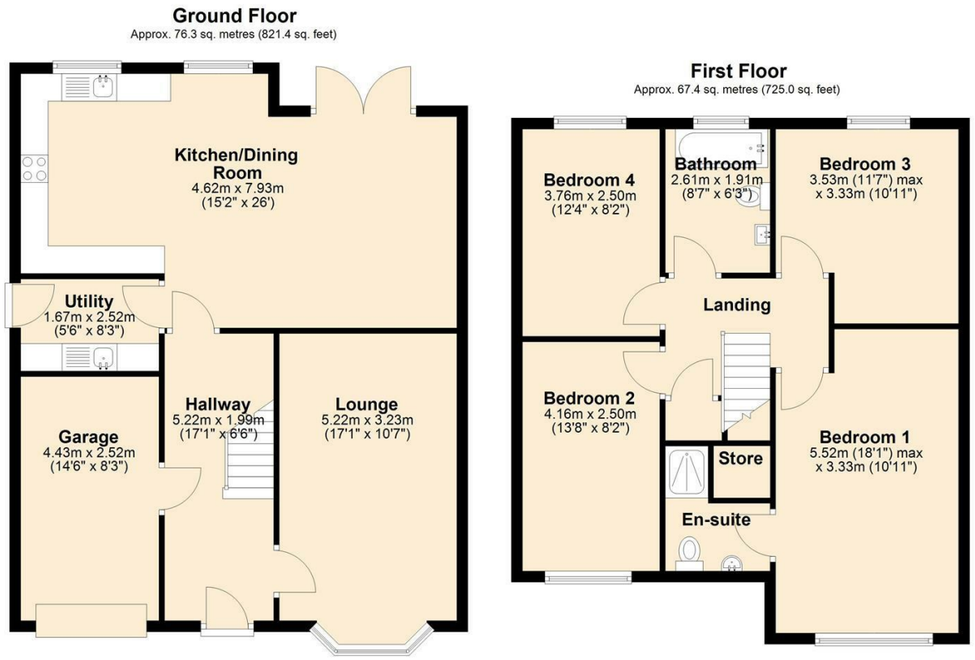
Road Map



Hybrid Map

Terrain Map

Floor Plan

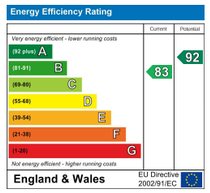


Viewings

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



imove
SALES & LETTINGS

Make your next move with... imove

Call us now on 01253 883311
hello@imovetoday.co.uk

imove
SALES & LETTINGS

3 Moorland Court

, Blackpool, FY4 4ZE

Offers In The Region Of £307,500 4 2 2 B

3 Moorland Court

, Blackpool, FY4 4ZE

Offers In The Region Of £307,500

Entrance Hallway
Composite door to front providing access from front drive. Access to all ground floor rooms. Spindled staircase to front leading to first floor landing. Porcelain floor tiles throughout. Ceiling light and radiator.

Lounge
17'1" x 10'7"
UPVC double glazed bay window to front. Carpet, ceiling lights and radiators.

Ground Floor WC
3'7" x 2'4"
Low flush WC and wash hand basin. Porcelain floor tiles. Ceiling light and radiator.

Open Plan Lounge/Kitchen/Diner
26'0" x 15'1" (at widest point)
UPVC double glazed window to rear and UPVC French style patio doors to side. Zanussi stainless steel fan assisted double oven. Zanussi induction hob. Ceiling mounted extractor fan above. Zanussi integrated fridge freezer. Integrated dishwasher. Stainless steel sink unit with mixer tap above. Porcelain floor tiles throughout. Ceiling lights and radiator.

Integral Garage
14'6" x 8'3"
Up and over door to front. Wall mounted combi boiler and ceiling light.

First Floor Landing
Access from ground floor entrance hallway. Spacious landing space with access to all first floor bedrooms. Cupboard housing pressurised water cylinder. Carpet, ceiling lights and loft access.

Bedroom One
18'1" x 10'11"
UPVC double glazed window to front. Carpet, ceiling light and radiator. Access through to En-Suite

En Suite
6'3" x 4'0"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; walk in shower unit, low flush WC and pedestal wash hand basin. Wood effect luxury vinyl flooring, wall tiles, ceiling light and towel heater.

Utiltiy Room
8'3" x 5'5"
Base units housing stainless steel sink with mixer tap above. Plumbing for washing machine and space for tumble dryer. Door to side providing access to garden and driveway

Rear Exterior
Lawned rear garden with established fruit trees,

Further Detaiils
Tenure - Freehold
service charge - £275 per Anum
Developer - Rowland Homes
House Model - The Hatton
Council Tax Band - E - Blackpool Borough Council
EPC Rating B
Approximately 5 years NHBC Warranty remaining

Bedroom Two
13'7" x 8'2"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Front Exterior
Driveway to front allowing single file parking for up to three vehicles.
Gated side access leading to rear garden.

Bedroom Three
11'6" x 10'11"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Four
12'4" x 8'2"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Family Bathroom
8'6" x 6'3"
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising of; panel bath with shower above, low flush WC and pedestal wash hand basin. Tiled flooring, wall tiles, ceiling light and towel heater.

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.