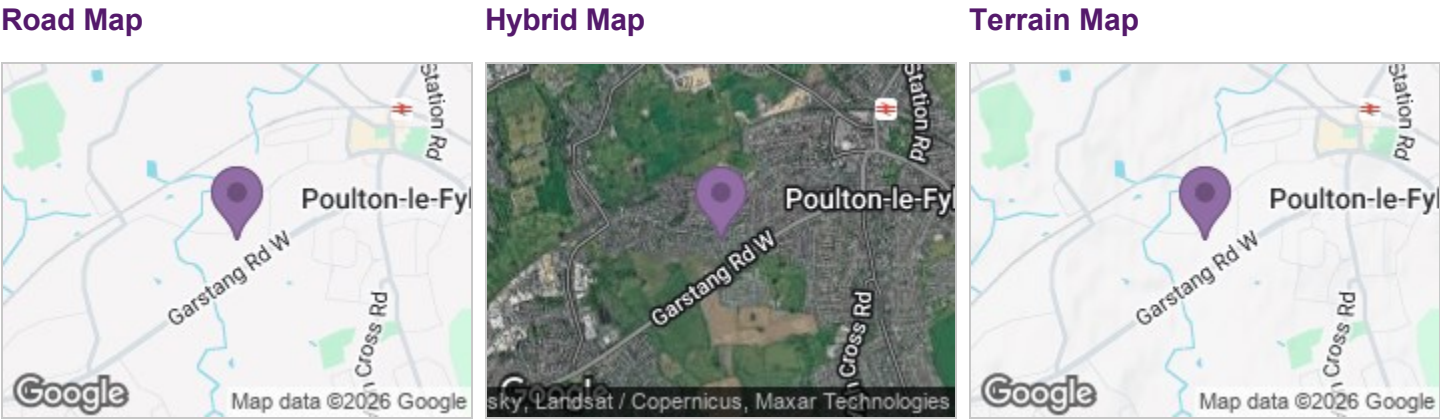
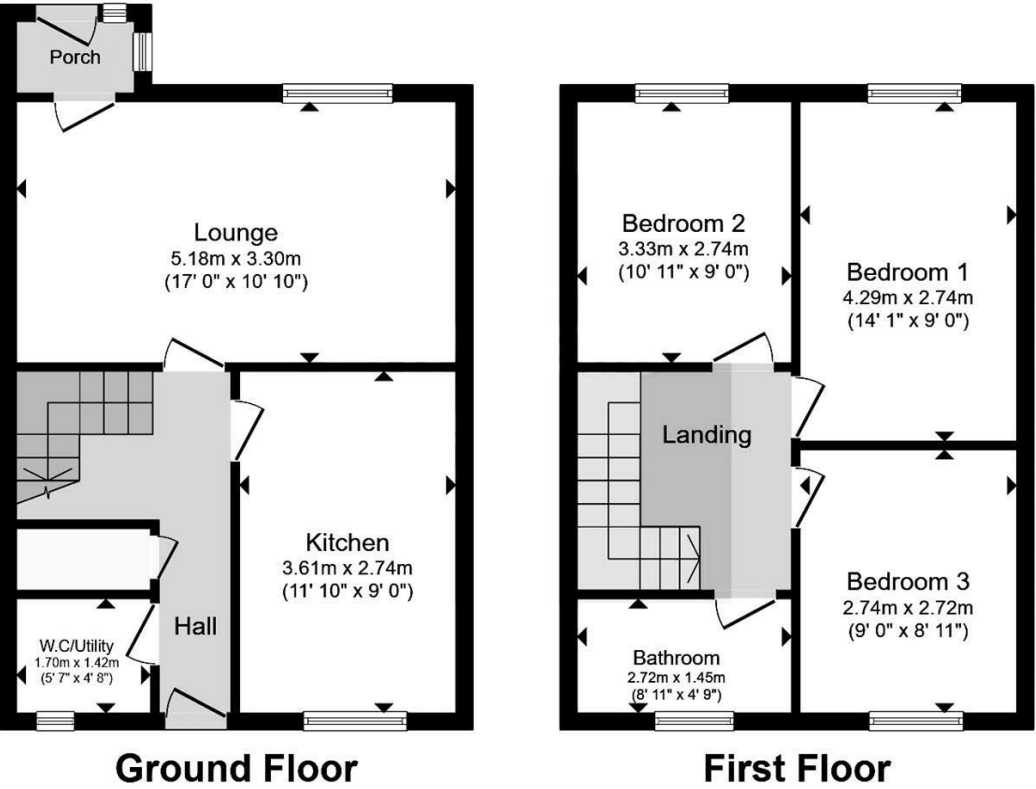




Floor Plan



3 Lawnswood Avenue

, Poulton-Le-Fylde, FY6 7ED

Offers In The Region Of £240,000



Porch

Door to front providing access from front driveway. Internal door leading into Lounge.

Lounge

16'11" x 10'9"
UPVC double glazed window to front. Log burning stove inset into chimney breast. Carpet, ceiling light and radiator.

Inner Hallway

Access to all ground floor rooms. Stairs to side leading to first floor landing. Carpet, ceiling light and radiator.

Kitchen

11'10" x 8'11"
UPVC double glazed window to rear. Range of wall and base units with complimentary worktops above. Four ring gas hob with electric oven beneath and extractor fan above. Stainless steel sink unit with mixer tap above. Combi boiler. Wood effect vinyl flooring, ceiling light and radiator.

WC/Utility Room

5'6" x 4'7"
UPVC double glazed window to rear. Low flush WC and pedestal wash hand basin. Plumbed for washing machine and space for tumble dryer above. Tiled floor, ceiling light and radiator.

First Floor Landing

Spacious galleried landing with UPVC double glazed opaque window to side. Access to all first floor rooms and loft access. Carpet and ceiling light.

Bedroom One

14'0" x 8'11"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bedroom Two

10'11" x 8'11"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Three

8'11" x 8'11"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bathroom

8'11" x 4'9"
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising, panel bath with shower above, pedestal wash hand basin and low flush WC. Vinyl flooring, tiled walls, ceiling light and radiator.

Front Exterior

Paved driveway to front and side with decorative slate. Ample off road parking.

Rear Exterior

Significant size rear garden. Well maintained lawn leading to prefab Garden Room/Bar. Twin garage.

Garden Room/Bar

Prefab building with double doors to front. Power and lighting. Ideal as garden bar or home office.

Further Information

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

