Road Map



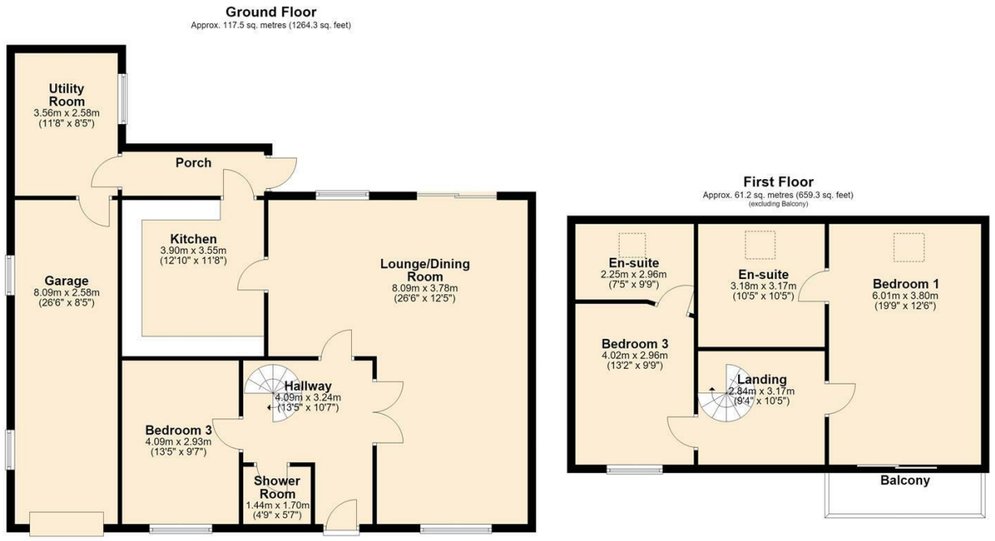
Hybrid Map



Terrain Map



Floor Plan

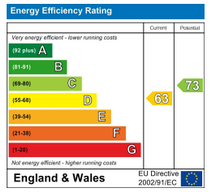


Viewings

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



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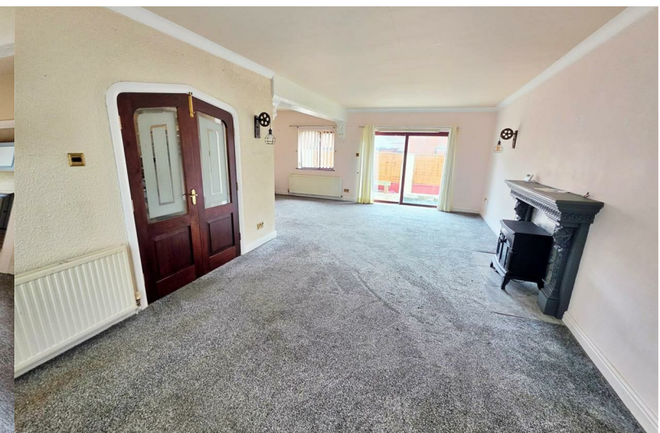


5 Lyme Grove

Knott-End-On-Sea, Poulton-Le-Fylde, FY6 0AJ

Offers In The Region Of £230,000 | 3 | 3 | 1 | D





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Offers In The Region Of £230,000





Introduction
A substantial three-bedroom property situated in the heart of Knott End, enjoying a peaceful rural setting while remaining within easy walking distance of the sea. The property is conveniently positioned close to local shops and amenities, with excellent transport links and a nearby bus service.

Offering generous accommodation and plenty of potential, this property is a true blank canvas, ready for someone to bring their vision to life and put their own stamp on it. With a little love and imagination, this could be transformed into a wonderful family home in a sought-after coastal location.

Entrance Hall
Two double glazed windows to the front, spiral staircase to the first floor, wall light points, part flagged floor, entrance door, radiator.

Ground Floor Wet Room
Circular lead light window to the front, mixer shower, low flush WC, wash hand basin, tiled floor, tiled walls, extractor fan, wall light point, shaver point, heated towel rail.

'L' Shaped Lounge/ Dining Room
Double glazed windows to the front and rear, feature fireplace with stone back and hearth, bar area, TV point, feature ceiling beams, coved ceiling, double glazed patio doors to the rear, telephone point, two radiators.

Kitchen
Wall and base units with complementary work surfaces over, electric oven with microwave oven over, four ring gas hob with extractor hood over, one and a half bowl stainless steel sink with mixer tap over and integrated waste disposal unit, American style double fridge, tiled walls, tongue and groove ceiling, single glazed door to the rear, radiator.

First Floor Landing
Eaves storage with lighting, tongue and groove ceiling.

Bedroom One
Double glazed patio doors leading to a balcony enjoying distant estuary views, double glazed Velux window to the rear, inset wardrobes, varnished wooden flooring, feature wooden ceiling and beams, wall light points, TV point, radiator.

En Suite (Bedroom One)
Double glazed velux window to the rear, panel bath with shower tap over, wash hand basin, low flush WC, varnished wooden floor, part tiled walls, part tongue and groove ceiling and walls, wall light point, shaver point, heated towel rail.

Bedroom Two
Double glazed window to the front enjoying distant Estuary views, wall light points, TV point, telephone point, storage cupboard with access to the eaves for further storage, varnished wooden floor, tongue and groove ceiling, radiator.

En Suite (Bedroom Two Wet Room)
Double glazed Velux window to the rear, mixer shower with shower screen, wash hand basin with vanity cupboard under, low flush WC, tiled floor, part tiled walls, tongue and groove ceiling, shaver point, wall light point, heated towel rail.

Front Exterior
Block paved drive allowing off road parking with double gated access, garden
area laid with stones with flower and shrub displays, access to the garage, external security lighting.

Tandem Garage
Tandem garage with electronic up and over door, power and light laid on, second up and over door to further garage area, double glazed window to the rear, wall mounted boiler, plumbed for automatic washing machine, double glazed door to the rear.

Rear Garden
Block paved area, block paved and flagged rear garden, garden pond, panel fence surround, gated access to the rear.

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



