

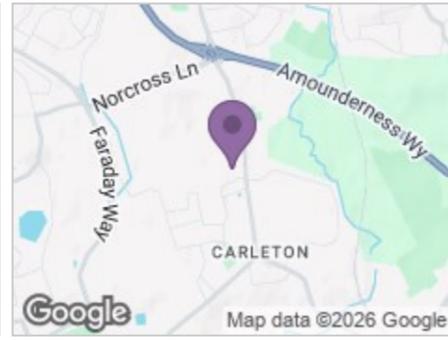
Road Map



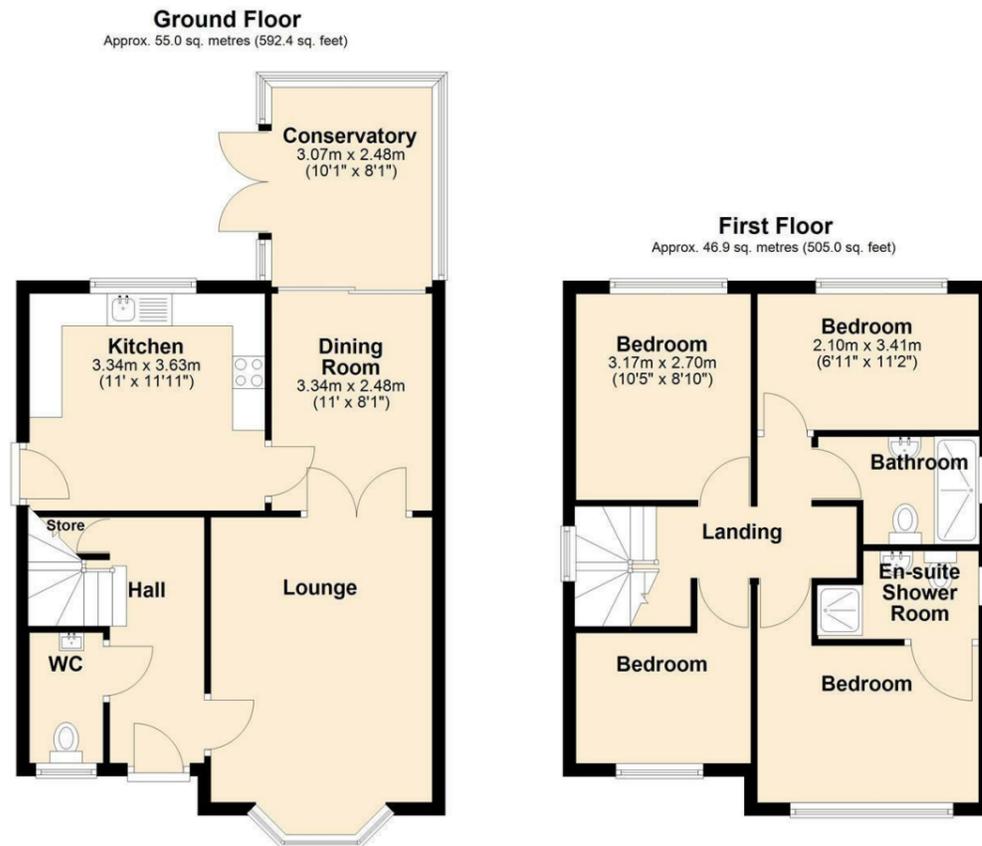
Hybrid Map



Terrain Map



Floor Plan



**1 Palfrey Close**  
Poulton-Le-Fylde, FY6 7FE

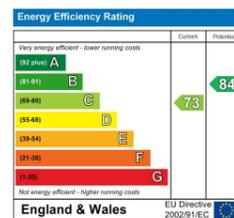
Offers In The Region Of £335,000

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



# 1 Palfrey Close

, Poulton-Le-Fylde, FY6 7FE

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## Front & Side Exterior

Mature bushes, flagstone pathway around the garden, part lawned.

## Rear Exterior

Rear gate leading to the driveway, side gate leading to the front garden, shed and access into the side of the garage

## Further Information

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

### Hallway

UPVC front door leading into the entrance hallway. Stairs to side leading to the first floor landing. Storage cupboard. Carpet, radiator and ceiling lights,

### WC

6'7" x 3'8"

UPVC double glazed opaque window to front. Low flush toilet and vanity wash hand basin. Tiled walls and flooring, ceiling light and chrome towel heater.

### Lounge

14'4" x 11'2"

UPVC double glazed bay window to the front. Internal double doors leading into the dining room. Carpet, radiator and ceiling lights,

### Dining Room

10'11" x 8'1"

Access through to kitchen and conservatory. Wall between kitchen and dining room is a partition wall - creating opportunity for easy conversation into an open kitchen diner to rear. Carpet, radiator and ceiling lights,

### Conservatory

10'0" x 8'1"

UPVC double glazed windows overlooking the rear garden. Electric wall mounted radiator and patio doors opening on to the rear garden.

### Kitchen

10'11" x 11'10"

UPVC double glazed windows to the rear and UPVC side door leading to the side and rear garden. Range of wall and base units with worktops above. Stainless steel sink unit. Four ring gas hob with electric oven beneath and extractor above. Plumbed for washing machine and dishwasher. Tiled floor and ceiling lights.

### First Floor Landing

UPVC double glazed window to side. Access to all first floor rooms. Loft access. Carpet, ceiling light and radiator.

### Bedroom One

11'2" x 7'11"

UPVC double glazed window to the front. Freestanding wardrobe. Access into en suite shower room. Carpet, radiator and ceiling lights,

### En Suite

8'1" x 4'5"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; shower cubicle, pedestal wash hand basin and low flush WC. Tiled wall and floor. Towel heater, ceiling light and radiator.

### Bedroom Two

10'4" x 8'10"

UPVC double glazed window to the rear. Carpet, radiator and ceiling lights,

### Bedroom Three

11'2" x 6'10"

UPVC double glazed window to the front aspect. Carpet, radiator and ceiling lights,

### Bedroom Four

8'10" x 6'7"

UPVC double glazed window to the rear. Carpet, radiator and ceiling lights,

### Bathroom

5'5" x 5'10"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; twin shower cubicle with fixed glass partition, vanity wash hand basin and low flush WC. Tiled wall and floor. Towel heater, ceiling light and radiator.

