

## Road Map



## Hybrid Map



## Terrain Map

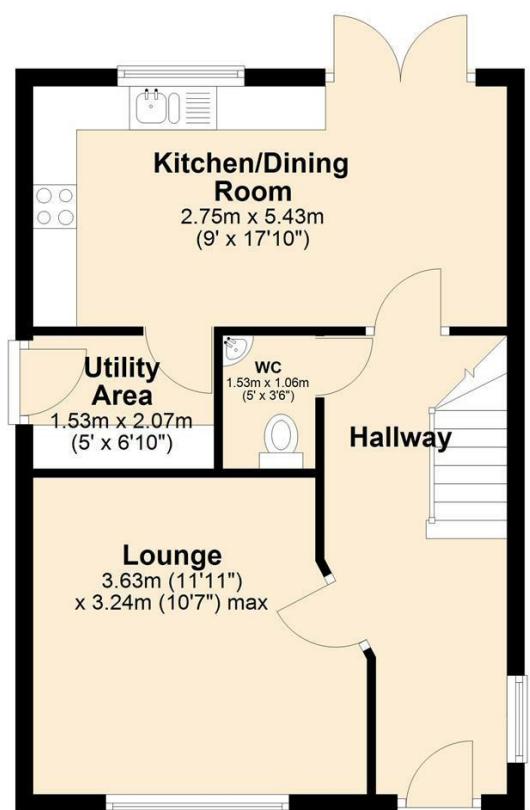


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## Floor Plan

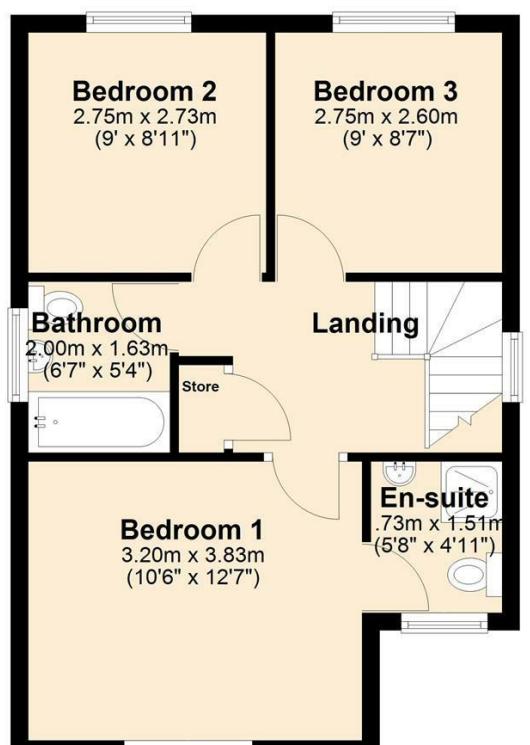
### Ground Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



### First Floor

Approx. 41.8 sq. metres (449.5 sq. feet)

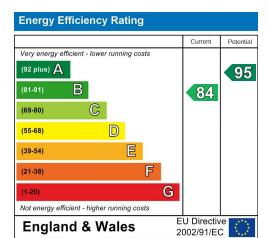


## Viewings

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.

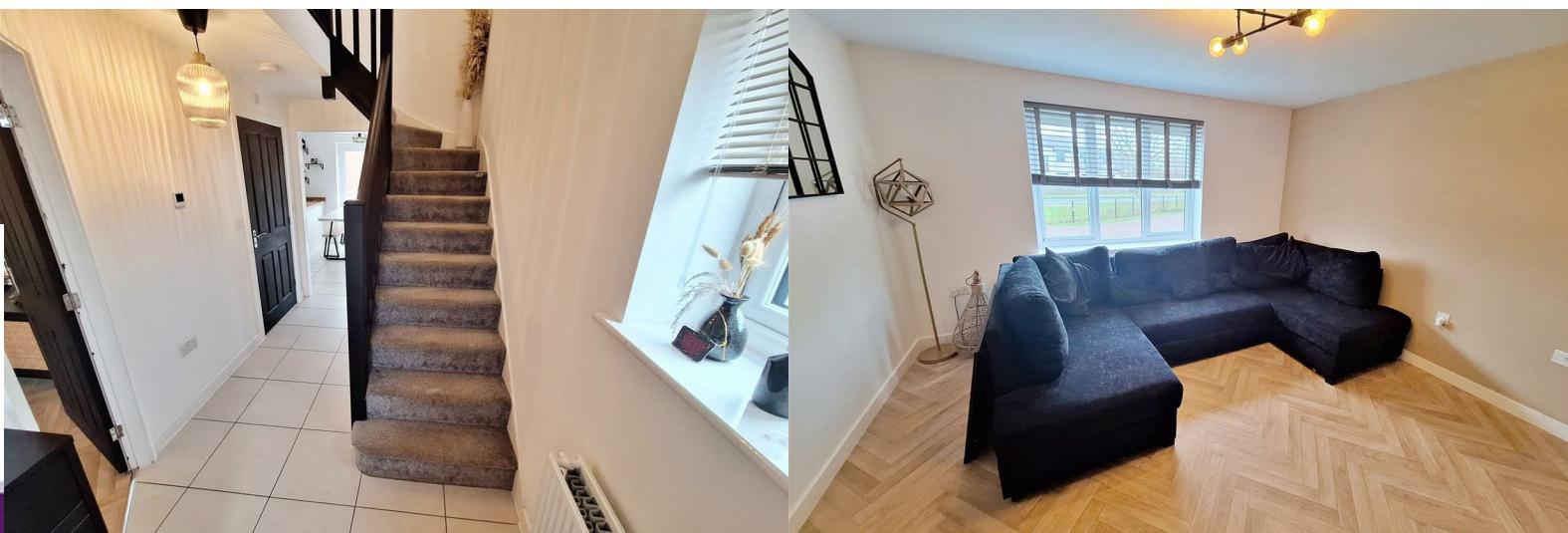
## Energy Efficiency Graph



## 18 Garnet Close

, Poulton-Le-Fylde, FY6 7XU

£270,000



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[hello@imovetoday.co.uk](mailto:hello@imovetoday.co.uk)

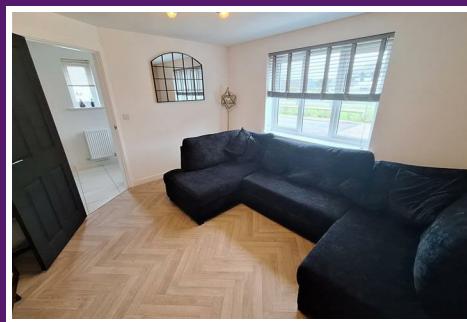
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# 18 Garnet Close

, Poulton-Le-Fylde, FY6 7XU

£270,000



## Entrance Hallway

Spacious entrance hallway with composite external door and porcelain floor tiles. Access to all ground floor rooms. UPVC double glazed opaque window to side. Spindled staircase to front providing access to first floor landing.

## Lounge

11'10" x 10'7"  
UPVC double glazed window to front. Herring bone effect vinyl flooring, ceiling light and radiator.

## WC

5'0" x 3'5"  
Low flush WC and wall mounted wash hand basin. Ceiling light, radiator and porcelain floor tiles.

## Kitchen/Dining Room

17'9" x 9'0"  
Open plan cooking and dining space hosting sleek modern fitted kitchen and spacious dining area, opening out to garden via UPVC double-glazed double doors. Stylish modern fitted kitchen comprising range of wall mounted and base level units with complimentary work surfaces. Electric fan oven and grill, four burner gas hob with extraction above, integral dishwasher, integral full height fridge freezer & recessed double sink with mixer tap. Open to dining area with UPVC window to garden. Ceiling light, radiator and porcelain floor tiles.

## Utility Room

6'9" x 5'0"  
Plumbed for washing machine with range of base level and wall mounted units and composite external door to side path. Ceiling light, radiator and porcelain floor tiles.

## Bedroom One

12'6" x 10'5"  
UPVC double glazed window to front. Carpet, ceiling light and radiator. Access to En-Suite.

## En Suite

5'8" x 4'11"  
UPVC double glazed opaque window to front. Three piece bathroom suite comprising mains shower, button flush W.C. & pedestal wash basin. Wood effect vinyl flooring, ceiling light and ladder style towel heater.

## Bedroom Two

9'0" x 8'11"  
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

## Bedroom Three

9'0" x 8'6"  
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

## Bathroom

6'6" x 5'4"  
UPVC double glazed window to side. Family bathroom suite comprising bath with button flush W.C. & pedestal wash basin. Wood effect vinyl flooring, ceiling light and ladder style towel heater.

## Front Exterior

Corner front lawn with paved pathway.

## Garage & Driveway

Rear driveway providing off road parking. External garage accessed via up and over door from block paved driveway. Featuring power, lighting and substantial rafters storage area.

## Rear Exterior

Lawned rear garden with paved patio area.

## Further Information

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

