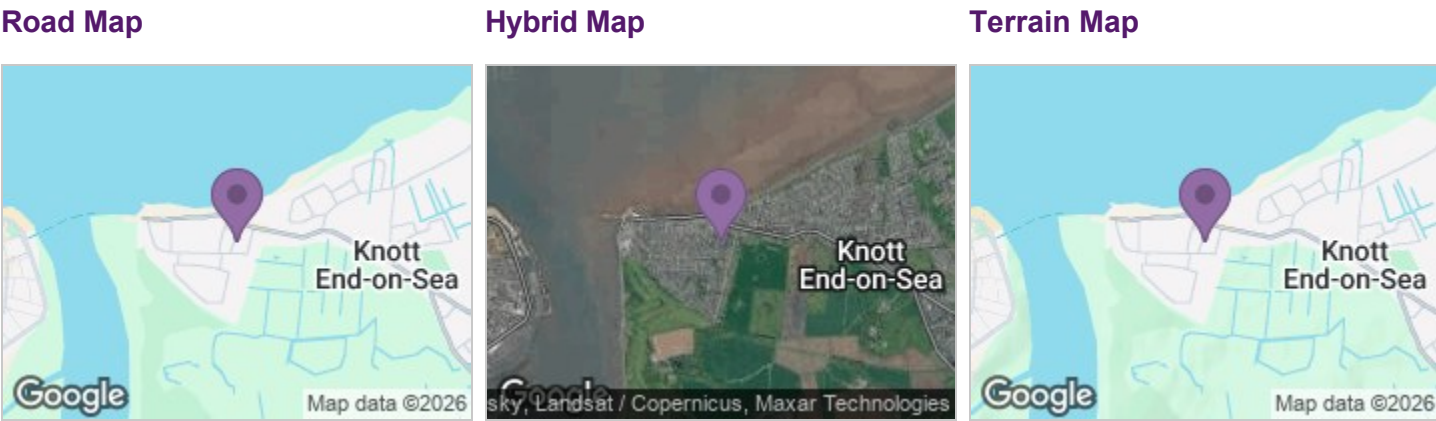




Floor Plan

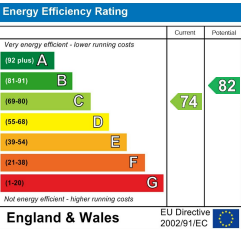


Viewings

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.

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Energy Efficiency Graph



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1a Barton Avenue  
Knott End-On-Sea, Poulton-Le-Fylde, FY6 0BW

Offers In The Region Of £255,000  4  2  2  C



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# 1a Barton Avenue

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

## Offers In The Region Of £255,000

lawn, flagged decking area, paved patio area and sheltered gazebo.

### Further Information

Tenure - Freehold

EPC Rating C

Council Tax Band - D - Wyre Borough Council



### Porch

Entrance door, stairs to the first floor, radiator.

### Lounge

20'8" x 12'10"

UPVC Double glazed bay window to the front, double glazed window to the side and rear, feature fireplace with inset living flame gas fire, TV point, wall light points, telephone point, wood laminate floor, dado rail, coved ceiling, radiator.

### Dining Room

16'2" x 11'6"

UPVC Double glazed doors leading to the rear garden, double glazed window to the side, under stair storage cupboard, wood laminate floor, dado rail, coved ceiling.

### Ground Floor WC

UPVC Double glazed frosted window to the side, low flush WC, extractor fan, tiled floor.

### Kitchen

UPVC Double glazed window to the rear, wall and base units with complementary work surfaces over, ceramic sink unit, electric oven, four ring gas hob, extractor fan, splash back tiling, tiled floor, access to the integral garage, radiator, telephone point, coved ceiling.

### First Floor Landing

UPVC Double glazed window to the front, access to all first floor rooms, carpeted floor, loft access.

### Bedroom One

17'9" x 11'10"

UPVC Double glazed window to the front, frosted double glazed window to the rear, fitted wardrobes to one wall, Aircon/Heater, carpeted floor, coved ceiling, radiator.

### En Suite

Step in shower cubicle with mixer shower, wash hand basin, low flush WC, UPVC marble effect wall cladding, extractor fan, heated towel rail, tiled floor.

### Bedroom Two

14'2" x 8'3"

UPVC Double glazed window to the rear, fitted wardrobes, wood laminate floor, TV point, telephone point, radiator.

### Family Bathroom

UPVC Double glazed window to the side, Double jacuzzi bath with wall mounted LED Smart TV, low flush WC, wash hand basin, tiled walls, extractor fan, heated towel rail, coved ceiling.

### Bedroom Three

11'2" x 9'10"

UPVC Double glazed window to the rear, wood laminate floor, coved ceiling, radiator.

### Bedroom Four

9'4" x 8'2"

UPVC Double glazed window to the front with distant Estuary views, TV point, coved ceiling, radiator.

### Garage

21'0" x 7'11"

Electric roller door, wall mounted Baxi Combi boiler, plumbed for automatic washing machine, power and light laid on, door to the kitchen

### Front Exterior

Open flagged driveway providing off road parking and access to the integral garage.

### Rear Exterior

Spacious and private rear garden which is laid to

