Road Map



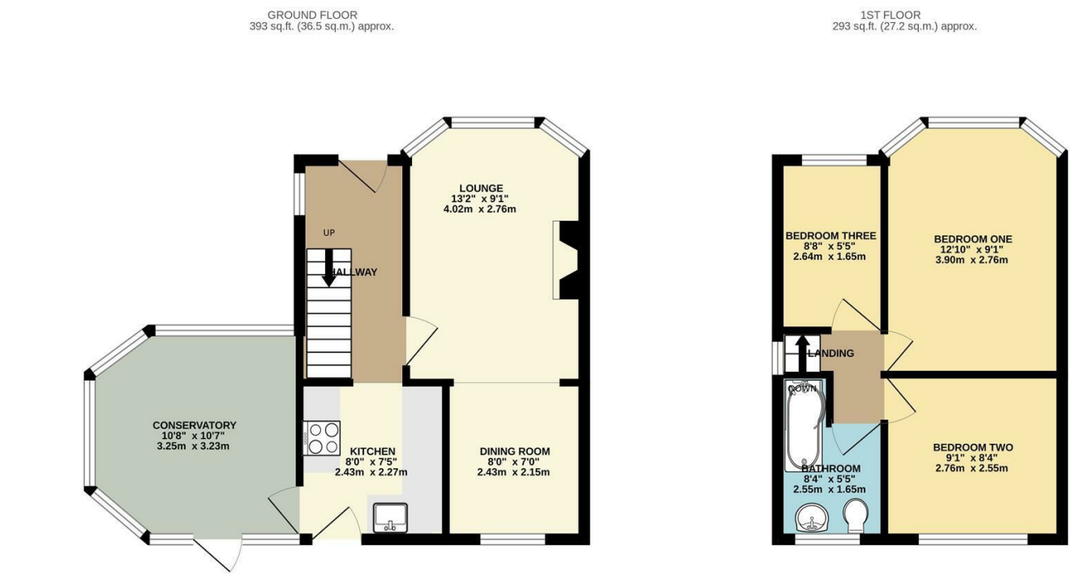
Hybrid Map



Terrain Map



Floor Plan



TOTAL FLOOR AREA : 686 sq.ft. (63.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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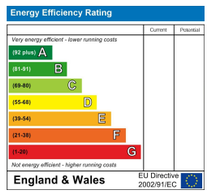
Viewings

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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7 Roseway.

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Hallwy
Solid door with double glazed panes to front leading from driveway into ground floor hallway. UPVC double glazed window to side. Stairs to front leading to first floor landing. Under stairs storage cupboard. Laminate flooring throughout. Ceiling light and radiator.

Lounge
UPVC double glazed bay window to front. Real flame gas fire with quartz back, quartz hearth and contemporary surround. Carpet, radiator and ceiling light. Open archway access to dining room.

Dining Room
UPVC double glazed window to rear. Laminate flooring, radiator and ceiling light.

Kitchen
UPVC double glazed window to rear and UPVC door with opaque glass panel providing access to rear garden, Range of wall and base units with complimentary worktops above. Integrated fan assisted electric oven, electric hob above and ceiling mounted extractor fan. Composite sink with mixer tap above. Plumbing for washing machine. Laminate flooring throughout. Ceiling light. Access to side conservatory.

Conservatory
UPVC double glazed windows to side and rear. Lantern roof. UPVC French doors providing access to rear garden. High quality vinyl flooring.

First Floor Landing
Access from ground floor hallway. UPVC double glazed opaque window to side. Access to all first floor rooms. Carpeted stair case and landing. Ceiling light.

Bedroom One
UPVC double glazed bay window to front. Carpet, radiator and ceiling lights.

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

Bedroom Three
UPVC double glazed window to front. Carpet, radiator and ceiling lights.

Bathroom
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; white panel 'P' shaped bath with mains rainfall shower above, pedestal wash hand basin and low flush WC.

Front Driveway
Ample parking to front elevation for at least two vehicles.
Detached, brick built single garage.

Rear Garden
Significant rear garden with paved patio, central lawn and barked kids play area.

Further Information
Tenure - Freehold
EPC Rating - C
Council Tax Band - B - Wyre Borough Council
Gas Central Heating
Mains Drainage
Full CCTV Camera System



