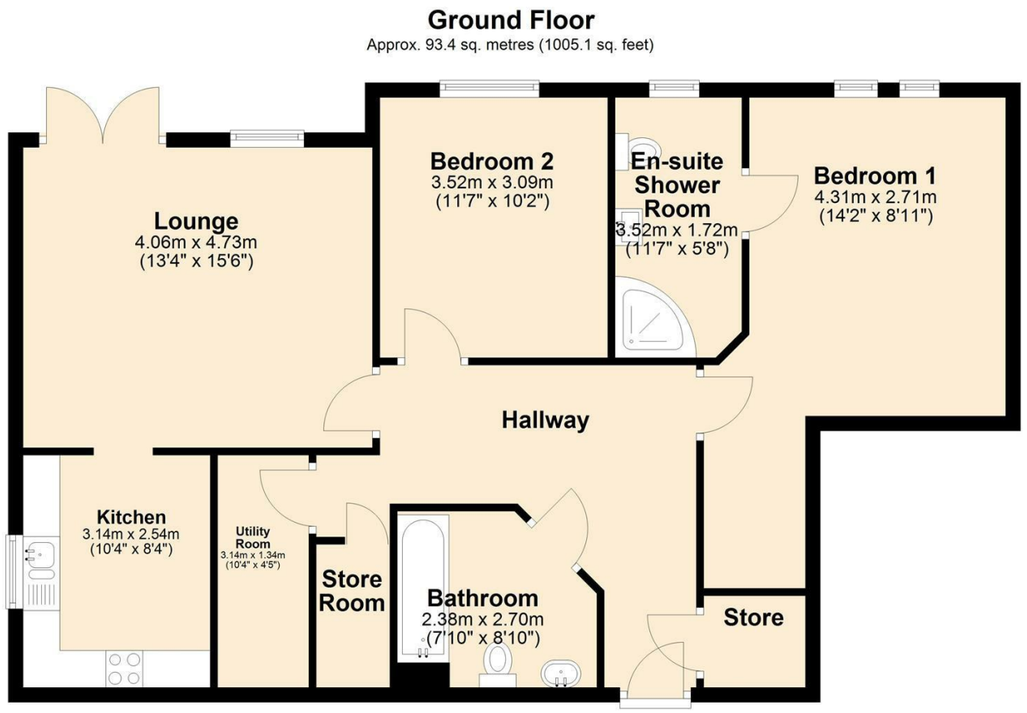
Road Map

Hybrid Map

Terrain Map

Floor Plan

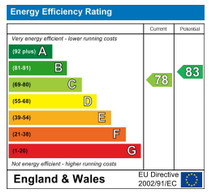


Viewings

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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61 Garden Close

, Poulton-Le-Fylde, FY6 7WG

Offers In The Region Of £159,950 2 2 1 C

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Hallway
Large open hallway leading to all rooms, Newly carpeted, Electric radiator, Ceiling lights.

Bedroom 1
14'1" x 8'10"
UPVC Window to front, Electric radiator, Newly carpeted floors, Ceiling lights.

En Suite
11'6" x 5'7"
UPVC double glazed opaque windows to front. Three piece bathroom suite comprising; Quadrant shower cubicle with thermostatic shower , Low flush WC and vanity wash hand basin. Tiled wall and floors. Towel heater and ceiling light.

Bedroom 2
11'6" x 10'1"
UPVC window to front, Newly carpeted floor, Electric radiator.

Kitchen
10'3" x 8'3"
UPVC double glazed windows to side. Fitted kitchen featuring wall and base units and fitted worktop above. Porcelain sink unit. Brand new electric oven. brand new four ring electric hob with extractor above, Tiled splash back, Integral dishwasher, Space for integral fridge freezer, Newly laid vinyl, Lights to ceiling.

Lounge
13'3" x 15'6"
UPCV window to front with UPVC French doors leading onto balcony, Electric radiators, Newly carpeted floors, Ceiling light.

Bathroom
7'9" x 8'10"
Three piece bathroom suite comprising of panel bath, low flush WC and wash hand basin. Tiled wall, Newly laid vinyl, Towel heater and ceiling light.

Utility Room
10'3" x 4'4"
Plumbed for washing machine, Worktop installed, Partially tiled wall, Newly laid vinyl, Ceiling light.

Store room
6'4" x 3'3"
Newly carpeted floor, Ceiling light.

Further Information
Tenure - Leasehold
£160 per month Service Charge
£200 Per Annum Ground Rent
999 year lease from build
Council Tax Band - D - Wyre Borough Council
EPC Rating- C