

Road Map



Hybrid Map

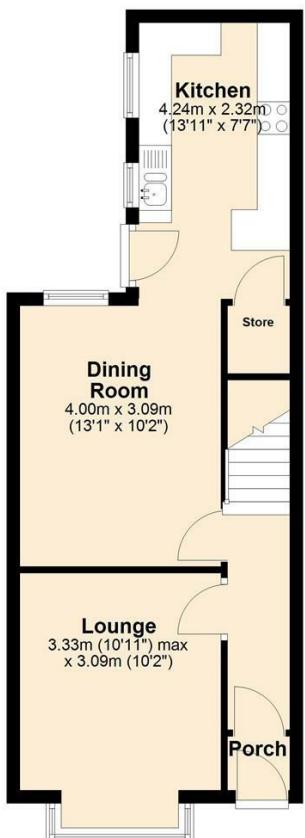


Terrain Map



Floor Plan

Ground Floor
Approx. 40.1 sq. metres (431.2 sq. feet)



First Floor
Approx. 40.9 sq. metres (439.7 sq. feet)

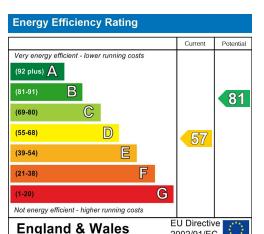


Viewings

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



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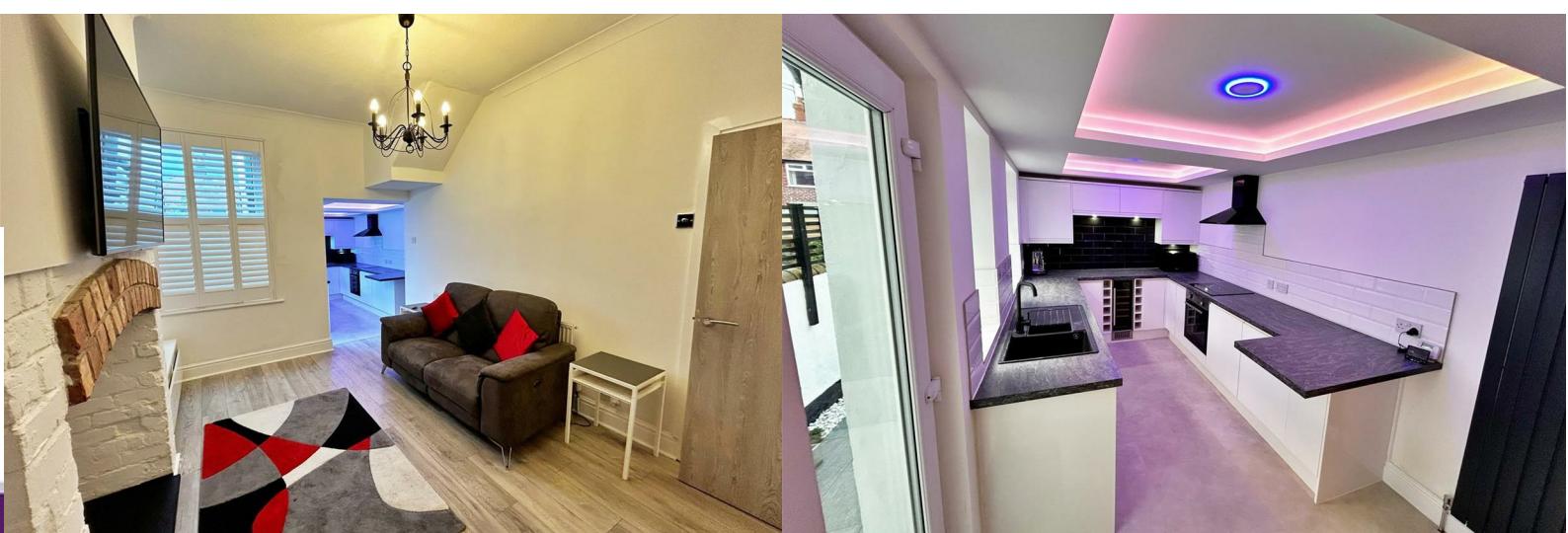


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SALES & LETTINGS



20 Longfield Avenue
, Poulton-Le-Fylde, FY6 7DA

Offers In The Region Of £235,000



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Entrance Porch

Composite door to front providing access into entrance porch. Internal door providing access into hallway.

Hallway

Stairs to front leading to first floor landing. Access to ground floor rooms. Wood effect laminate flooring, downlighters and radiator.

Lounge

UPVC double glazed bay window to front. Contemporary fire place housing real flame gas fire. Ceiling light, carpet and radiator.

Dining Room

UPVC double glazed window to rear. Laminate flooring throughout. Wood effect laminate flooring, ceiling light and radiator. Open access to Kitchen.

Kitchen

UPVC double glazed window to side. Door to side providing access to rear garden. Range of wall and base units with complimentary worktops above. Composite sink unit with drainer and mixer tap above. Ceramics electric hob with electric oven beneath and extractor fan above. Plumbed for washing machine. Integrated dishwasher. Under stairs storage cupboard. Vinyl flooring, recessed ceiling with multi coloured strip lighting and vertical radiator.

First Floor Landing

Spindled stair case from ground floor hallway leading to first floor landing. Access to all first floor rooms and loft access. Carpet and ceiling lights.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

UPVC double glazed window with opaque glass to rear. Three piece bathroom suite comprising; panel bath with shower above and glass partition, pedestal wash hand basin and low flush WC. Tiled floor. Ceramic wall tiles. Radiator and ceiling lights.

Front Exterior

On road parking.

Rear Exterior

Low maintenance, private and sunny garden with high fences and paving tiles. Rear access from garden leads to rear ginnel to provide access.

Further Information

Tenure - Freehold

EPC Rating E

Council Tax Band - B - Wyre Borough Council

