

Road Map



Hybrid Map



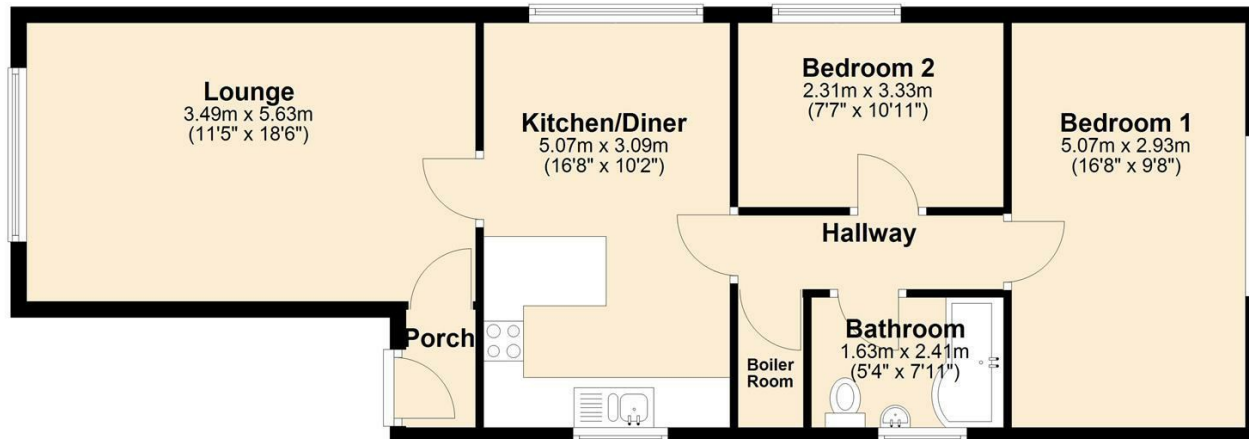
Terrain Map



Floor Plan

**Ground Floor**

Approx. 70.0 sq. metres (753.7 sq. feet)



**22 Stocks Court**

, Poulton-Le-Fylde, FY6 7TA

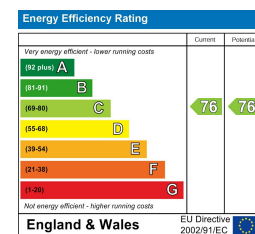
Offers In The Region Of £150,000    

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

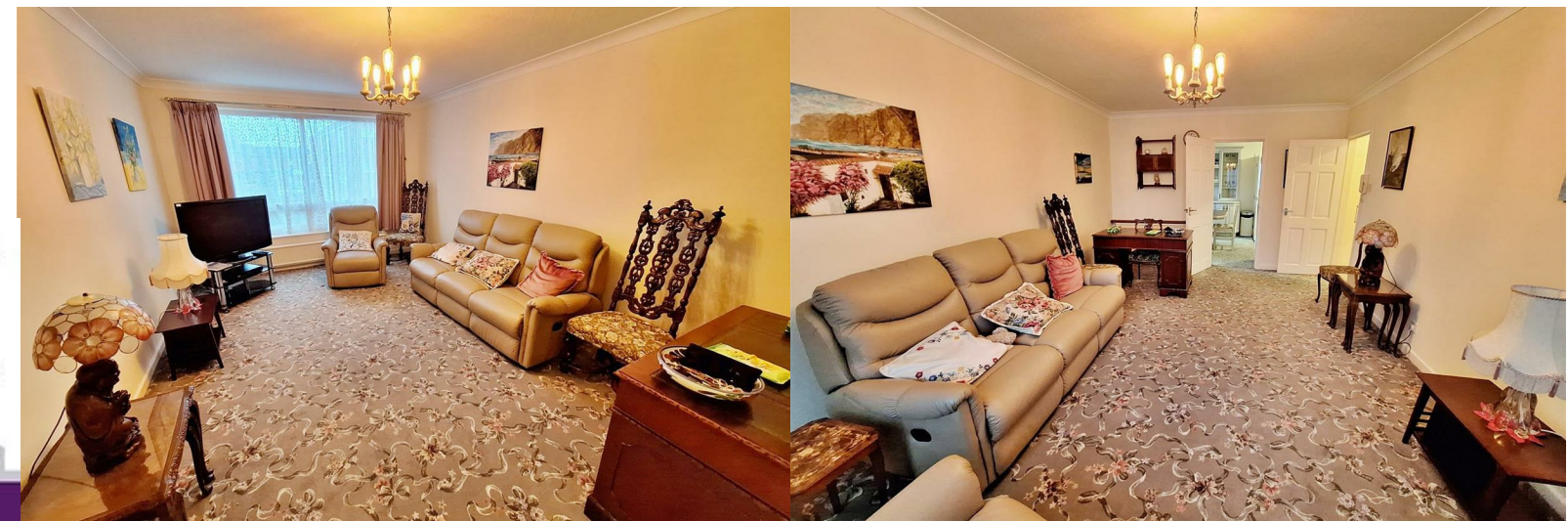
Energy Efficiency Graph



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# 22 Stocks Court

, Poulton-Le-Fylde, FY6 7TA

Offers In The Region Of £150,000



## Porch

Door leading from communal hallway into subject property. Internal door providing access into Lounge.

## Lounge

18'5" x 11'5"  
UPVC double glazed window to front. Carpet, ceiling lights and radiator.

## Kitchen/Diner

16'7" x 10'1"  
UPVC double glazed windows to side. Range of wall and base units with complimentary worktop above. Four ring ceramic electric hob with electric oven beneath and extractor above. Composite steel sink unit with mixer tap above. Plumbed for washing machine. Karndean flooring to kitchen area and carpet to dining area. Ceiling lights and radiator.

## Bathroom

7'10" x 5'4"  
UPVC double glazed opaque window to side. Four piece bathroom suite comprising corner shower cubicle, low flush WC, bidet and pedestal wash hand basin. Tiled floor and walls, ceiling light and towel heater.

## Bedroom One

16'7" x 9'7"  
UPVC double glazed window to rear. Fitted wardrobes. Carpet, ceiling lights and radiator.

## Bedroom Two

10'11" x 7'6"  
UPVC double glazed window to side. Carpet, ceiling lights and radiator.

## Further Information

Tenure:  
Leasehold  
999 years from 1971  
Service/Management Charges £330 Per Quarter  
EPC Rating: C  
Gas Central Heating & DG  
Council Tax Band C (Wyre Borough Council)

## Agent's Disclaimer

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