

Road Map



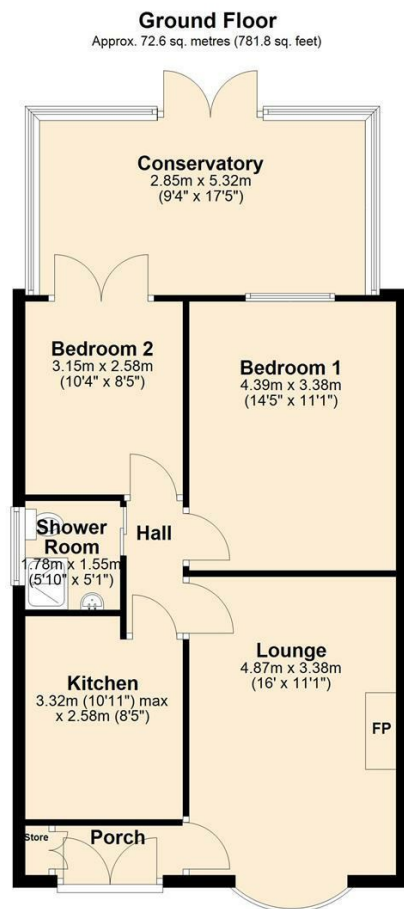
Hybrid Map



Terrain Map



Floor Plan



24 Beechfield Avenue

Preesall, Poulton-Le-Fylde, FY6 0PT

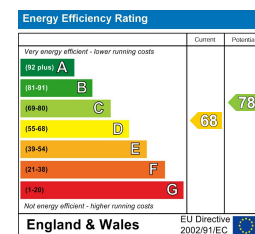
Offers In The Region Of £179,950 2 1 2 D

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.

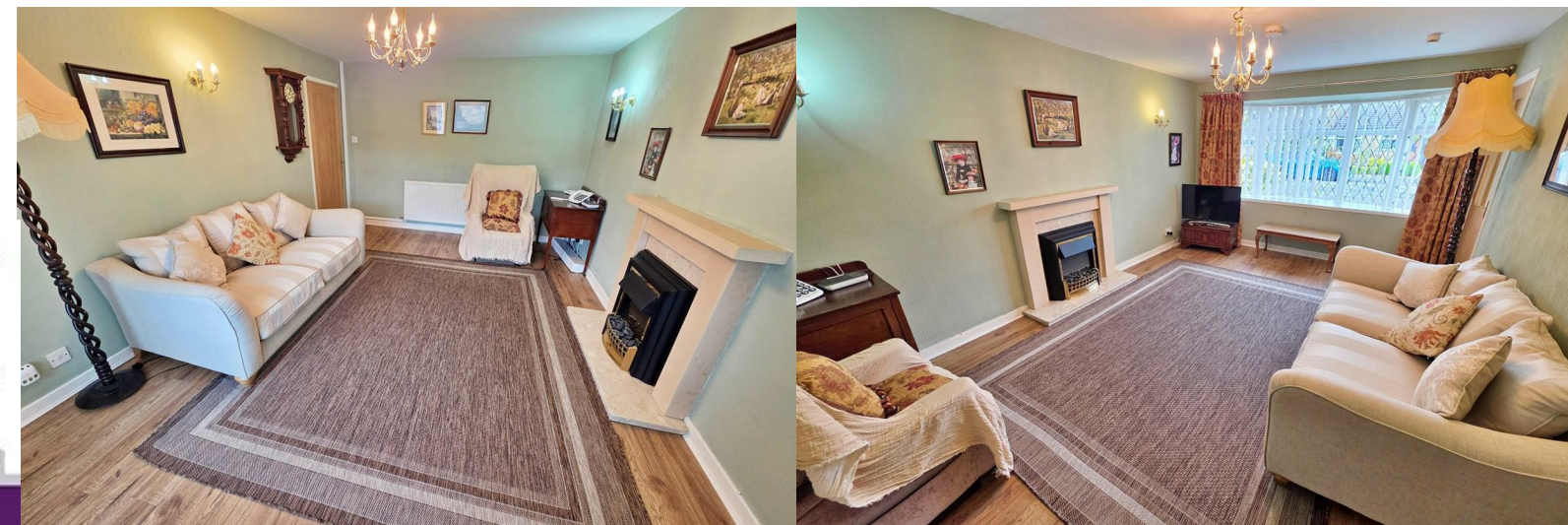
Energy Efficiency Graph



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Offers In The Region Of £179,950



Porch

UPVC door to front. Access into property from front driveway. Meter cupboard. Wood effect laminate flooring and ceiling light. Access through to Lounge.

Lounge

15'11" x 11'1"

UPVC double glazed bay window to front. Wood effect laminate flooring throughout, wall and ceiling light and radiator. Access through to inner hallway.

Inner Hallway

Laminate wood flooring and ceiling light. Access to all rooms.

Kitchen

10'10" x 8'5"

UPVC double glazed window to side. Range of wall and base units with complimentary worktops. Ceramic electric hob with double oven beneath and chrome extractor fan above. Stainless steel sink unit with mixer tap and drainer. Plumbed for washing machine and space for tumble dryer. Wood effect laminate flooring and ceiling light.

Bedroom One

14'4" x 11'1"

Window to rear with view into rear conservatory. Air conditioning system. Wood effect laminate flooring throughout, ceiling light and radiator. Loft access.

Bedroom Two

10'4" x 8'5"

Sliding door to rear leading into rear conservatory. Wood effect laminate flooring throughout, ceiling light and radiator. Loft access.

Shower Room

5'10" x 5'1"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; walk in shower unit with disability wall handles, low flush WC and pedestal wash hand basin. Wood effect laminate flooring, ceiling light and radiator. Plastic wall cladding.

Conservatory

17'5" x 9'4"

UPVC double glazed window to side and rear. UPVC double glazed doors to rear providing access to rear garden. Wood effect laminate flooring throughout and radiator.

Front Exterior

Paved driveway and front garden with decorative gravel. Side access providing access to single garage and rear garden.

Rear Exterior

Low maintenance paved rear garden. Preesall Park directly behind providing open green belt land.

Further Information

Tenure - Freehold

EPC Rating D

Council Tax Band - C - Wyre Borough Council

