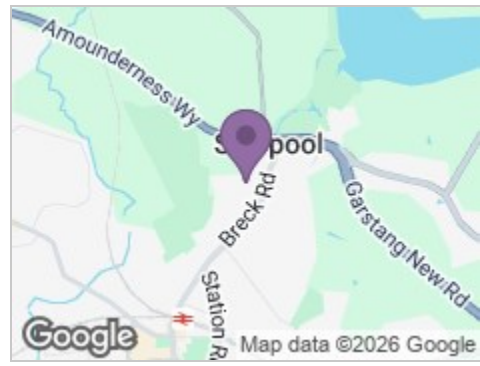


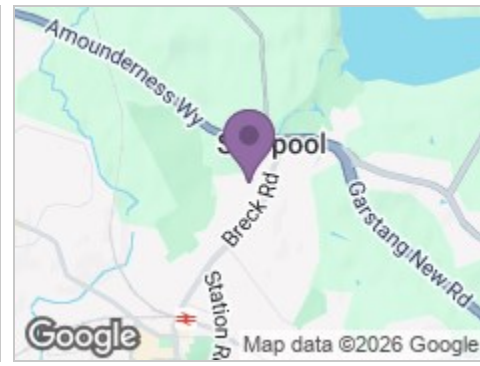
Road Map



Hybrid Map



Terrain Map



Floor Plan



14 Myrtle Avenue
, Poulton-Le-Fylde, FY6 7HP

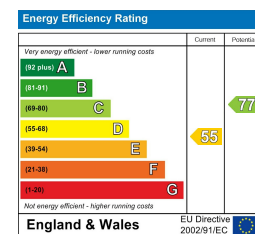
Offers In The Region Of £335,000

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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14 Myrtle Avenue
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Offers In The Region Of £335,000



Porch

6'1" x 3'11"
Door to side providing access into porch. Tiled flooring, meter cupboard and internal door leading into hallway.

Hallway

Access to all ground floor rooms. Stair case to side leading to first floor landing. Wood effect laminate flooring, ceiling light and radiator.

Bedroom Two

8'8" x 8'6"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Lounge

16'9" x 11'1"
UPVC double glazed bay window to front. Cast iron wood burning stove with exposed brick surround and contemporary wood mantel. Carpet, ceiling light and radiator.

Bathroom

8'2" x 5'11"
UPVC double glazed opaque windows to side. Three piece bathroom suite comprising; walk in shower room with mains rainfall shower attachment above, fitted glass partition, low flush WC and pedestal wash hand basin. Tiled wall and floor, chrome towel heater and ceiling light.

Master Bedroom With Open Plan Bath Area

20'5" x 8'7"
UPVC double glazed window to rear. Carpet, under stairs storage cupboard and vertical radiator to main bedroom area. Freestanding claw footed bath with wall lights and wood effect laminate flooring to bath area.

Open Plan Lounge/Kitchen/Diner

20'6" x 11'1"
UPVC double glazed window to rear and Velux sky lights to vaulted ceiling. Range of wall and base unit with complimentary oak butcher block and granite worktops. Breakfast bar. Double porcelain kitchen sink with mixer tap above. Rangemaster gas cooker with matching extractor fan above. Integral Fridge & Freezer. Integral dishwasher.

First Floor Landing

Carpeted stair case leading from ground floor hallway. Access to all first floor rooms.

First Floor Bedroom Three

20'6" x 10'0"
Velux double glazed windows to front and rear. Eaves storage. Carpet, ceiling light and radiator.

First Floor Shower

UPVC double glazed opaque window to side. Three piece shower room suite comprising; corner shower cubicle with electric shower above, pedestal wash hand basin and low flush WC. Tiled floor and ceiling light. Sliding wood door.

Front Exterior

Paved driveway providing off road parking for at least two vehicles.

Rear Exterior

Low maintenance paved rear garden with artificial lawn. Raised floor beds and small pond. Access to side Utility Room/Lean To.

Side External Utility Space

Convenient storage and utility space. Plumbed for washing machine and space from tumble dryer.

Double doors to front from driveway and sliding door leading to rear garden.

Further Information

Tenure - Freehold
EPC Rating D
Council Tax Band - C - Wyre Borough Council

Agent's Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they

should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

