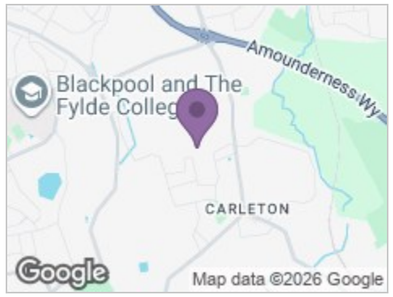
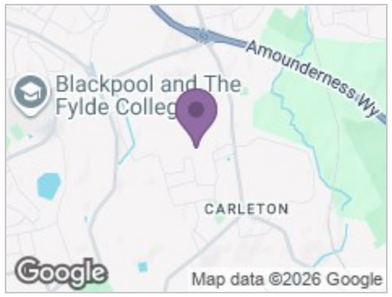
Road Map

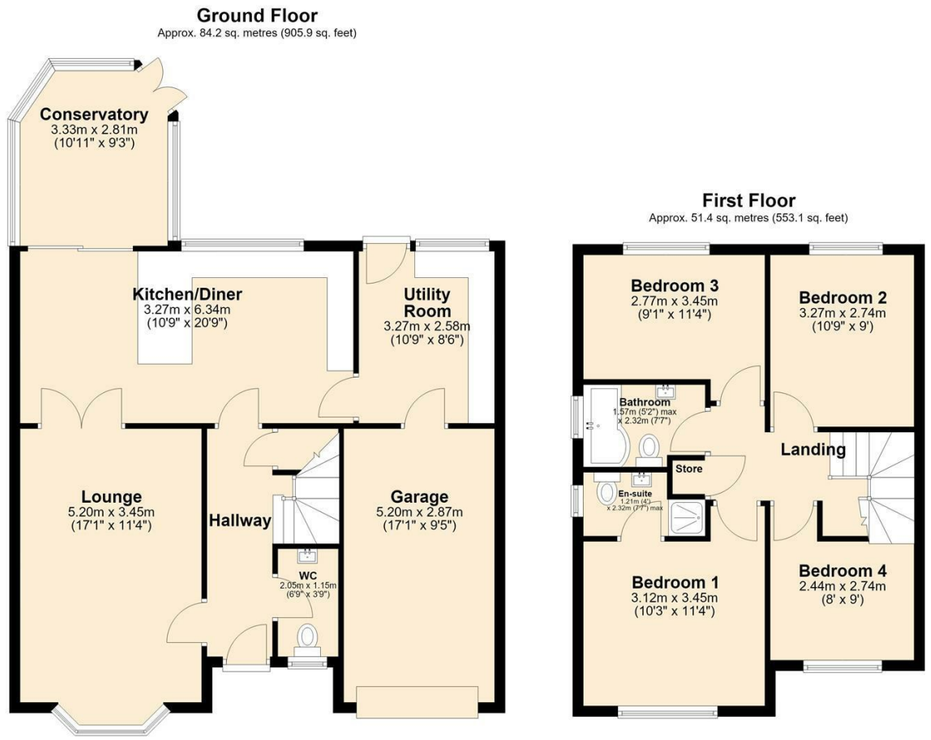


Hybrid Map

Terrain Map



Floor Plan

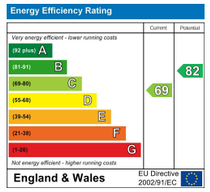


Viewings

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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39 Primrose Way

, Poulton-Le-Fylde, FY6 7FB

Offers In The Region Of £375,000

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Introduction
Beautifully Presented Four-Bedroom Detached Family Home
Situated in the highly sought-after area of Poulton-le-Fylde, this beautifully presented four-bedroom detached family home offers spacious and comfortable living in a quiet cul-de-sac location.

Ideally positioned close to a range of local amenities, well-regarded schools and within walking distance of Poulton shopping centre, the property is perfectly placed for convenient family living.

The home benefits from off-road parking and provides an excellent opportunity for growing families seeking a well-located and welcoming family home. With its peaceful setting, generous accommodation and close proximity to everything Poulton-le-Fylde has to offer, this property is sure to appeal to a wide range of buyers.

Lounge
17'0" x 11'3"
Upvc bay window to front, laminate flooring, radiator, ceiling light, wall lights, gas fire with surround and hearth

Kitchen/Diner
10'8" x 20'9"
Upvc window to rear, upvc double doors leading to conservatory, range of wall and base units in white gloss, induction hob, single oven, chrome extractor fan, integrated dishwasher, 1 1/2 bowl composite basin with chrome mixer tap, granite worktops, ceiling spotlights, tiled flooring in the kitchen, laminate flooring in the dining area, radiator

Utility room
10'8" x 8'5"
Upvc opaque window to rear, upvc door leading to the rear garden, ceiling light, tiled flooring, range of wall and base units in white gloss, plumbed for washing machine, single basin with drainer, chrome mixer tap, space for dryer, partial tiled walls, radiator, door leading to the garage

Conservatory
10'11" x 9'2"
Upvc Windows to side and rear, Upvc double doors opening to the rear garden, tiled floor, Dwarf wall, ceiling light

WC
6'8" x 3'9"
Upvc opaque window to front, Tiled floor, wash basin, wc

Bedroom 1
10'2" x 11'3"
Upvc window to front, ceiling light, radiator, laminate flooring, fitted sliding door wardrobes

En-Suite
3'11" x 7'7"
Fully tiled walls and floor, wc with push button, vanity sink with waterfall taps, walk in shower with over head rain shower, chrome towel rail

Bedroom 2
10'8" x 8'11"
Upvc window to rear, radiator, ceiling light, fitted wardrobes, fitted dressing table

Bedroom 3
9'1" x 11'3"
Upvc window to rear, radiator, laminate flooring, ceiling light

Bedroom 4
8'0" x 8'11"
Upvc window to the front, laminate flooring, ceiling light, radiator

Bathroom
5'1" x 7'7"
Fully tiled walls and floor, push button wc vanity hand basin with waterfall tap, bath with over head shower and waterfall taps, chrome towel rail, upvc cladded ceiling with spotlights and extractor fan, upvc window side facing.

Garage
17'0" x 9'4"
Up and over door to front

Front Exterior
Driveway parking with a grass lawn to side

Rear Exterior
Lawned rear garden and paved patio area.

Further Information
Tenure - Freehold
Council Tax Band - E - Wyre Borough Council
EPC Rating - C

Agents 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.