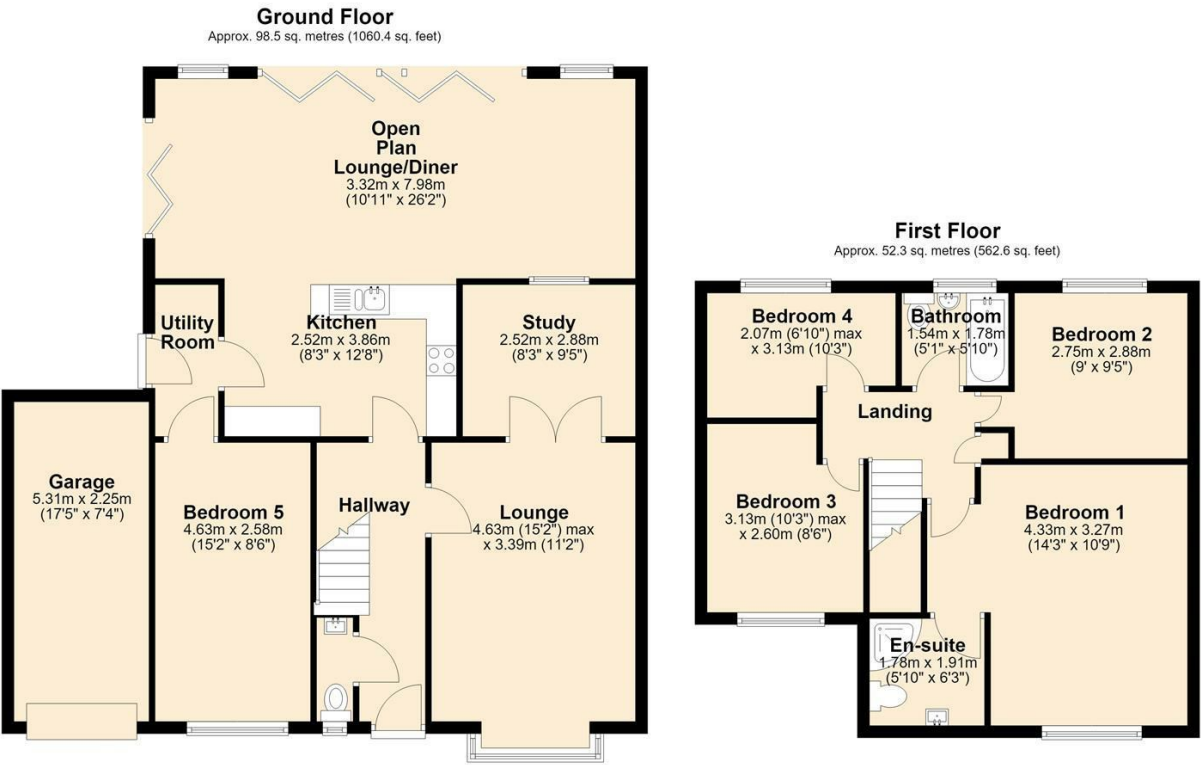




Floor Plan



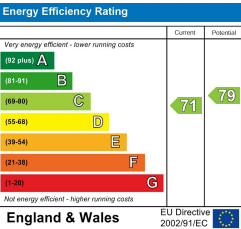
15 The Paddock
, Poulton-Le-Fylde, FY6 7PA

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



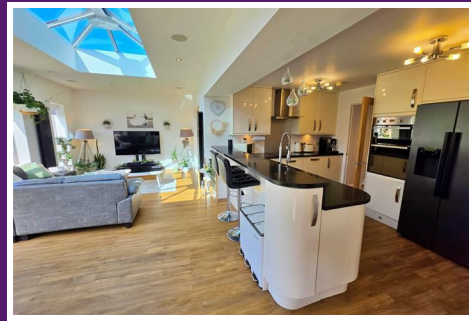
Offers In The Region Of £400,000 5 2 3 C



15 The Paddock

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Offers In The Region Of £400,000



Hallway

Door to front providing access from front driveway. Access to ground floor rooms. Stairs to side leading to first floor landing. Luxury vinyl flooring, ceiling light and radiator.

Lounge

15'2" x 11'1"
UPVC double glazed bay window to front. Contemporary fire place housing real flame gas fire. Carpet, wall and ceiling lights. Internal door leading through to Study.

Study

9'5" x 8'3"
Internal doors leading through to Orangery. Carpet, ceiling light and radiator. Fitted office furniture.

Open Plan Lounge/Diner

26'2" x 10'10"
Tri fold doors to rear providing open access to rear garden. UPVC double glazed windows to rear and side. Lantern roof. Ceiling lights, radiators and luxury vinyl flooring. Open space providing ample seating area and dining room space.

Kitchen Area

12'7" x 8'3"
Range of wall and base units with complimentary quartz worktops above. Sunken sink unit with mixer tap above. Fitted wine chiller. Ceramic hob with extractor fan above. Electric double oven. Space for American fridge/freezer. Breakfast bar. Access through to Utility Room. Luxury vinyl flooring and ceiling lights.

Utility Room

Door to rear providing access to rear garden and

garage. Plumbed for washing machine. Space for tumble dryer. Combi boiler to wall. Luxury vinyl floor

Bedroom Five (Ground Floor)

15'2" x 8'5"
UPVC window to front. Carpet, ceiling light and radiator.

First Floor Landing

Open landing providing access to all first floor rooms. Carpet and ceiling lights. Loft access and storage cupboard.

Bedroom One

14'2" x 10'8"
UPVC window to front. Carpet, ceiling light and radiator. Access to En Suite.

En Suite

6'3" x 5'10"
UPVC double glazed window to rear. Three piece bathroom suite comprising; corner shower cubicle, low flush WC and pedestal wash hand basin. Vinyl flooring, tiled walls, ceiling light and radiator.

Bedroom Two

9'5" x 9'0"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Three

10'3" x 8'6"
UPVC window to front. Carpet, ceiling light and radiator.

Bedroom Four

10'3" x 6'9"
UPVC double glazed window to rear. Carpet, ceiling light and radiator. Presently dressed as 'Dressing Room'

Bathroom

5'10" x 5'0"
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with shower above, pedestal wash hand basin and low flush WC. Vinyl flooring, ceiling lights and radiator.

Front Exterior

Spacious front driveway providing off road parking for numerous vehicles. Gated side access.

Rear Exterior

Immaculate, private and sunny rear garden. Artificial lawn and paved patio. Access to Garage and Garden Room

Garden Room

UPVC double glazed patio doors to front. Insulated and versatile space - ideal as kids, playroom or office space. Power and lighting.

Garage

Up and over door to front. Door to rear. Power and lighting.

Further Information

Leasehold

999 Years from 1994
£60 Annual Ground Rent
EPC Rating C
Council Tax Band - F - Wyre Borough Council

