

Road Map



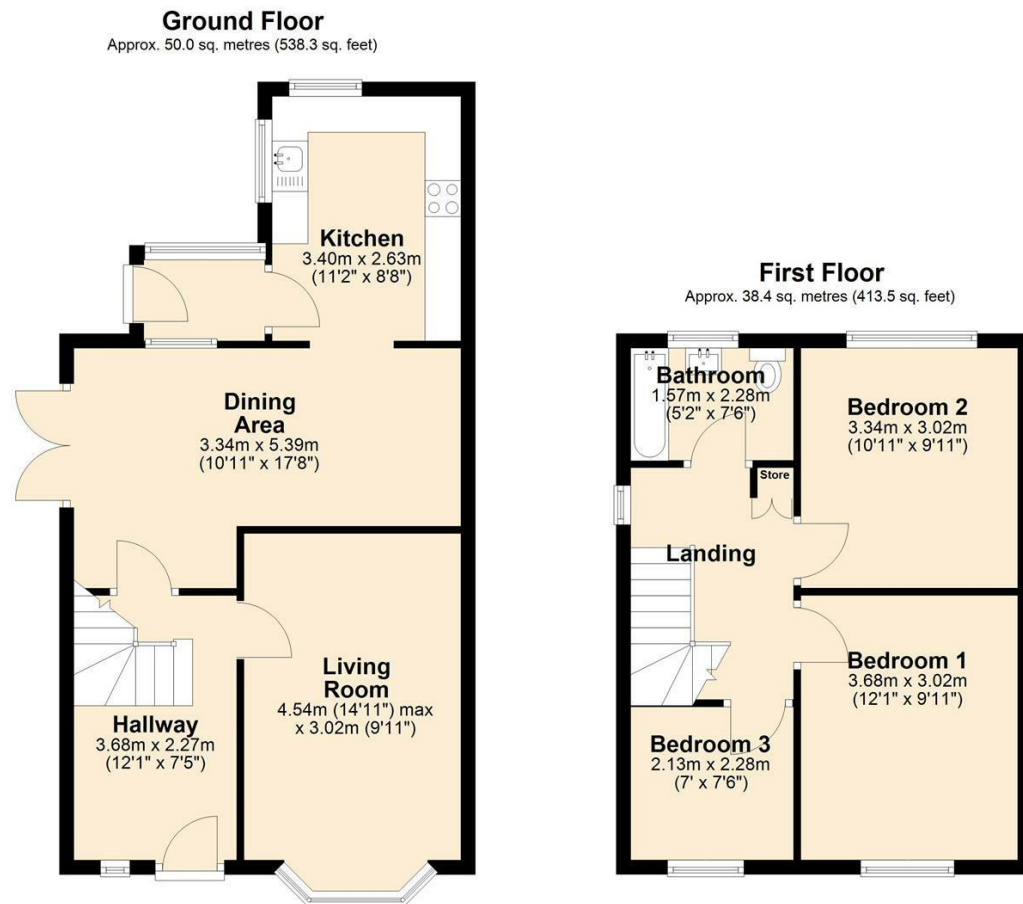
Hybrid Map



Terrain Map



Floor Plan



**47 Hayfield Avenue**  
 , Poulton-Le-Fylde, FY6 7JH

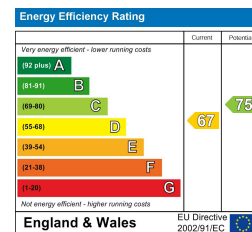
Offers In The Region Of £195,000

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.

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Energy Efficiency Graph



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# 47 Hayfield Avenue

, Poulton-Le-Fylde, FY6 7JH

## Offers In The Region Of £195,000



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### Entrance hallway

12'0" x 7'5"

Spacious entrance hallway with composite external entrance door & doorways to lounge and dining room with stairway to first floor, Radiator and vinyl flooring, ceiling light, understairs storage.

### Lounge

14'10" x 9'10"

Spacious reception room with bay window to front aspect, Radiator, ceiling light, carpet to floor.

### Dining room & rear living

10'11" x 17'8"

Open plan dining room and rear living space with upvc double doors to the side driveway/garden, upvc window to rear and arch to kitchen. Radiator, ceiling light, vinyl flooring throughout.

### Kitchen

11'1" x 8'7"

Modern fitted kitchen comprising range of wall mounted and base level units with laminate work surfaces. Featuring double electric fan oven, four burner electric hob with extraction above and stainless steel sink and drainer with mixer tap. Plumbed for washing machine and tumble drier with room for under counter fridge. upvc window to rear and side, ceiling light, vinyl flooring

### Bedroom 1

12'0" x 9'10"

Spacious double bedroom with uPVC double-glazed window to front aspect, radiator, ceiling light, carpet to floor

### Bedroom 2

10'11" x 9'10"

Double bedroom with fitted wardrobe and uPVC double-glazed window to rear, ceiling light, radiator, carpet to floor.

### Bedroom 3

6'11" x 7'5"

Single bedroom with uPVC double-glazed window to front, radiator, ceiling light, carpet to floor

### Bathroom

5'1" x 7'5"

Tiled bathroom suite comprising bath with electric shower above, pedestal wash basin, low flush W.C. & heated towel rail. Upvc window to rear, vinyl flooring.

### Garage

External garage accessed via up and over door from the driveway, power, lighting

### Front external

paved area that leads onto driveway. Off road parking for multiple cars. Side gate to property.

### Rear garden

Garden with lawned area, shrubs and planted borders, flagged patio area. Fences to boundary lines.

### Further information

Tenure - Freehold  
Council Tax Band - C - wyre Borough Council  
EPC Rating C

### Agents disclaimer

These particulars, whilst believed to be accurate are

