Road Map



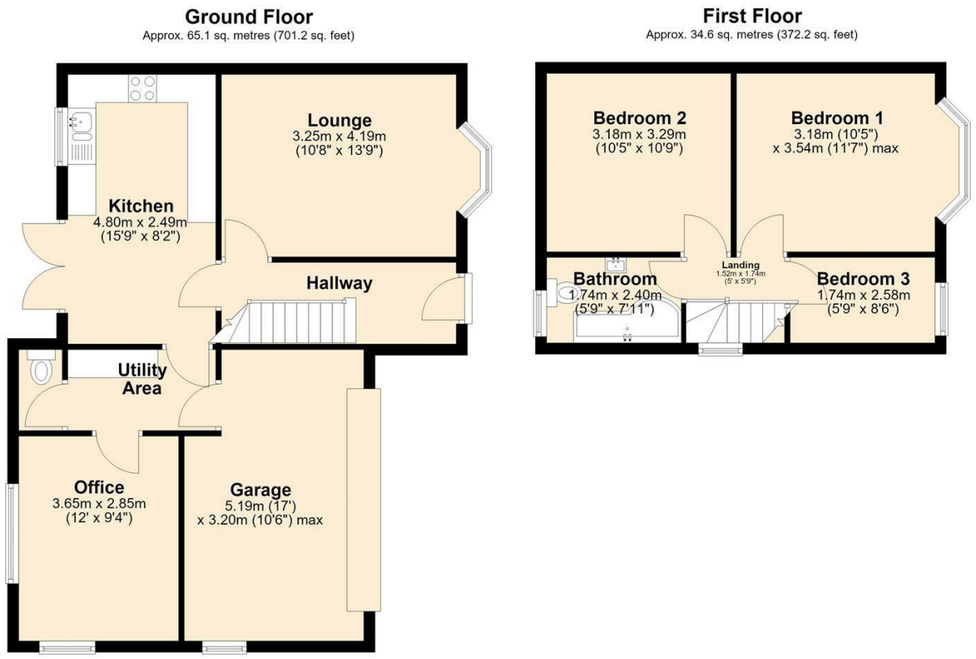
Hybrid Map



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.

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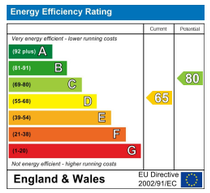
Energy Efficiency Graph



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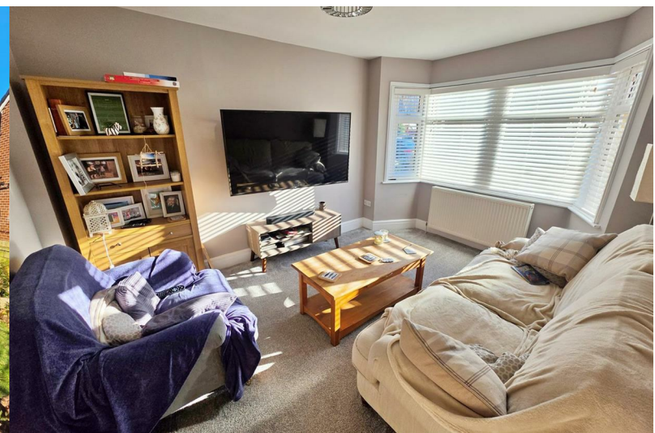
56 Roylen Avenue

, Poulton-Le-Fylde, FY6 7PH

Offers In The Region Of £345,000 | 3 | 1 | 2 | D





56 Roylen Avenue

, Poulton-Le-Fylde, FY6 7PH

Offers In The Region Of £345,000

Tenure - Freehold
EPC Rating D
Council Tax Band - D





Hallway
Composite front door providing access from front driveway. Stairs to front leading to the first floor landing. Understairs storage cupboard. Laminate flooring, ceiling light and radiator.

Lounge
13'8" x 10'7"
UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

Kitchen
15'8" x 8'2"
UPVC double glazed window to rear. UPVC double glazed patio doors leading onto the rear garden. Range of white gloss wall and base units with complimentary work surfaces, sink unit with drainer and mixer tap, integral appliances consisting of oven and gas hob with extractor over, and dish washer, space for American style fridge freezer, Laminate flooring, ceiling light and radiator.

Utility Room
Door from Kitchen. Access through to Office/Reception Room, Ground Floor WC and Garage. Wall and base units with worktop above. Plumbed for washing machine. Laminate flooring, ceiling light and radiator.

WC
Low flush WC and wash hand basin. Laminate flooring, ceiling light and radiator.

Office/Reception Room Two
11'11" x 9'4"
UPVC double glazed windows to side and rear. Presently presented as office. Versatile room. Carpet, ceiling light and radiator.

Garage
17'0" x 10'5" (at widest point)
UP and over door to front. Fitted wall and base units. Power and lighting.

First Floor Landing
UPVC double glazed window to the side. Access to all first floor rooms. Carpet, ceiling light and radiator.

Bedroom One
11'7" x 10'5"
UPVC double glazed bay window to the front. Fitted wardrobes. Carpet, ceiling light and radiator.

Bedroom Two
10'9" x 10'5"
UPVC double glazed window to the rear. Carpet, ceiling light and radiator.

Bedroom Three
8'5" x 5'8"
UPVC double glazed window to the front. Carpet, ceiling light and radiator.

Bathroom
7'10" x 5'8"
UPVC double glazed opaque window to the rear. Three piece suite comprising of; panel bath with overhead shower, vanity hand wash basin, low flush WC, heated towel rail. Tiled walls and floor.

Front Exterior
Mainly laid to lawn front garden, driveway providing off road parking, EV charging point.

Rear Exterior
Fully enclosed large mainly laid to lawn rear garden, potential for further development/expansion.

Further Information

