

## Road Map



## Hybrid Map



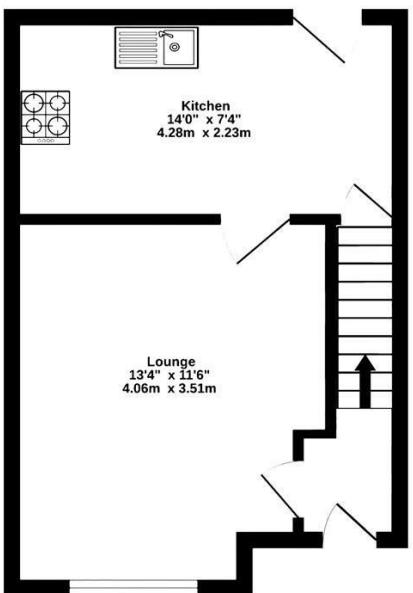
## Terrain Map



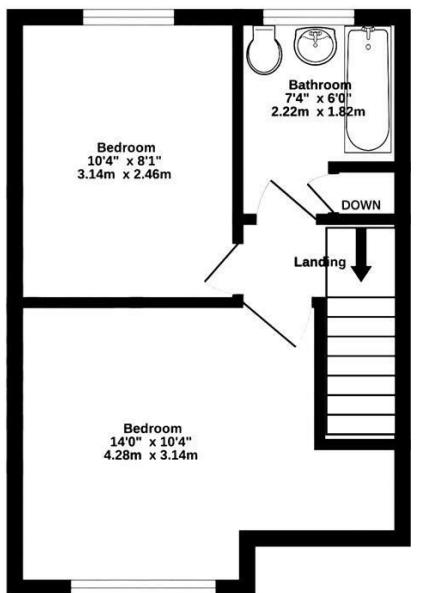
**imove**  
SALES & LETTINGS

## Floor Plan

GROUND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



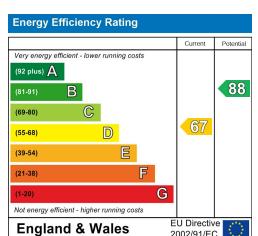
TOTAL FLOOR AREA: 559 sq ft (51.9 sq m) approx  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2023

## 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



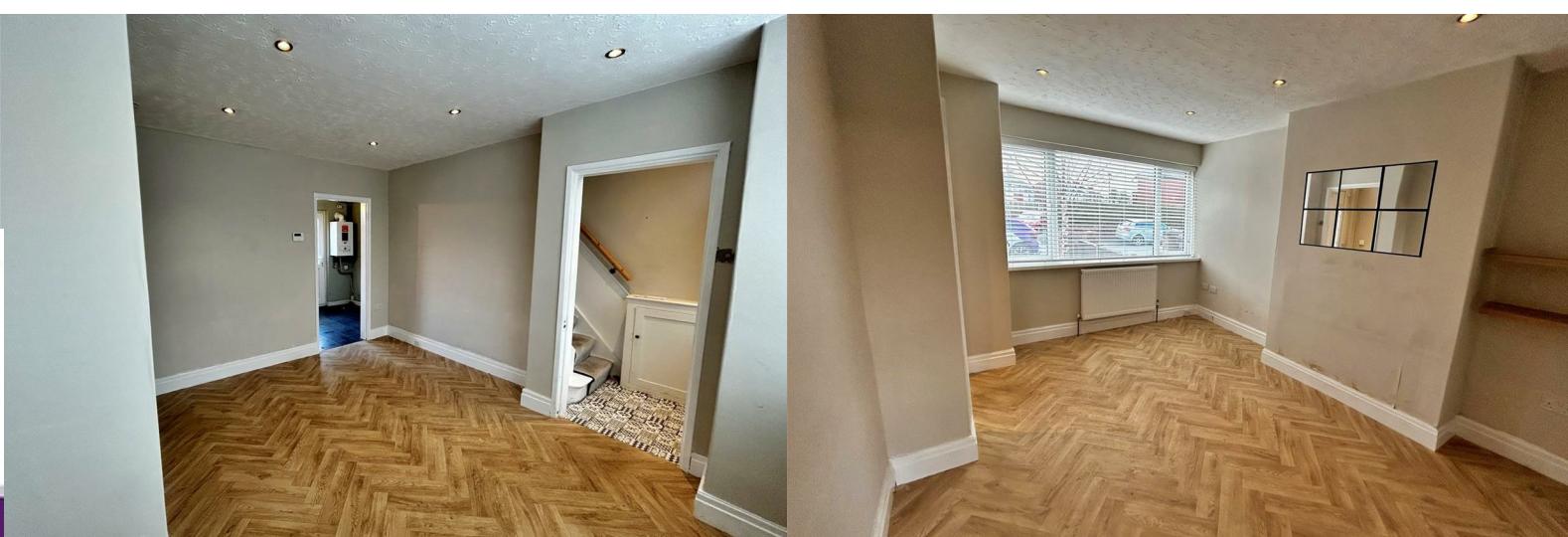
Make your next move with... imove

Call us now on **01253 883311**  
[hello@imovetoday.co.uk](mailto:hello@imovetoday.co.uk)



**35 Westwood Avenue**  
, Poulton-Le-Fylde, FY6 7EN

Offers In The Region Of £140,000



**imove**  
SALES & LETTINGS



# 35 Westwood Avenue

, Poulton-Le-Fylde, FY6 7EN

Offers In The Region Of £140,000



## Hallway

Door leading from front driveway into property. Staircase to front leading to first floor landing. Internal door leading into lounge.

## Lounge

13'3" x 11'6"  
UPVC double glazed bay window to front.  
Wood effect herring bone flooring, ceiling light and radiator. Through access to kitchen.

## Kitchen

14'0" x 7'3"  
UPVC double glazed window to rear. UPVC door to rear providing access to rear garden patio. Range of wall and base units with worktop above. Stainless steel sink unit with mixer tap above, ceramic hob with extractor fan above and electric oven beneath. Plumbed for washing machine. Tiled effect vinyl flooring, ceiling light and radiator. Under stairs storage cupboard.

## First Floor Landing

Access to all first floor rooms. Loft access. Carpet and ceiling lights.

## Bedroom One

14'0" x 10'3"  
UPVC double glazed window to front. Carpet, ceiling light and radiator.

## Bedroom Two

10'3" x 8'0"  
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

## Bathroom

7'3" x 5'11"  
UPVC double glazed opaque window to rear.  
Three piece bathroom suite comprising; panel bath with glass partition and shower above, pedestal wash hand basin and low flush WC. Tiled wall. Herring bone style vinyl flooring.

## Front Exterior

Front driveway providing off road parking.  
Side gated ginnel providing access to rear garden.

## Rear Exterior

Spacious and private rear garden with large lawn and paved patio.

## Further Information

Tenure - Freehold  
EPC Rating D  
Council Tax Band - B - 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.

