

Road Map



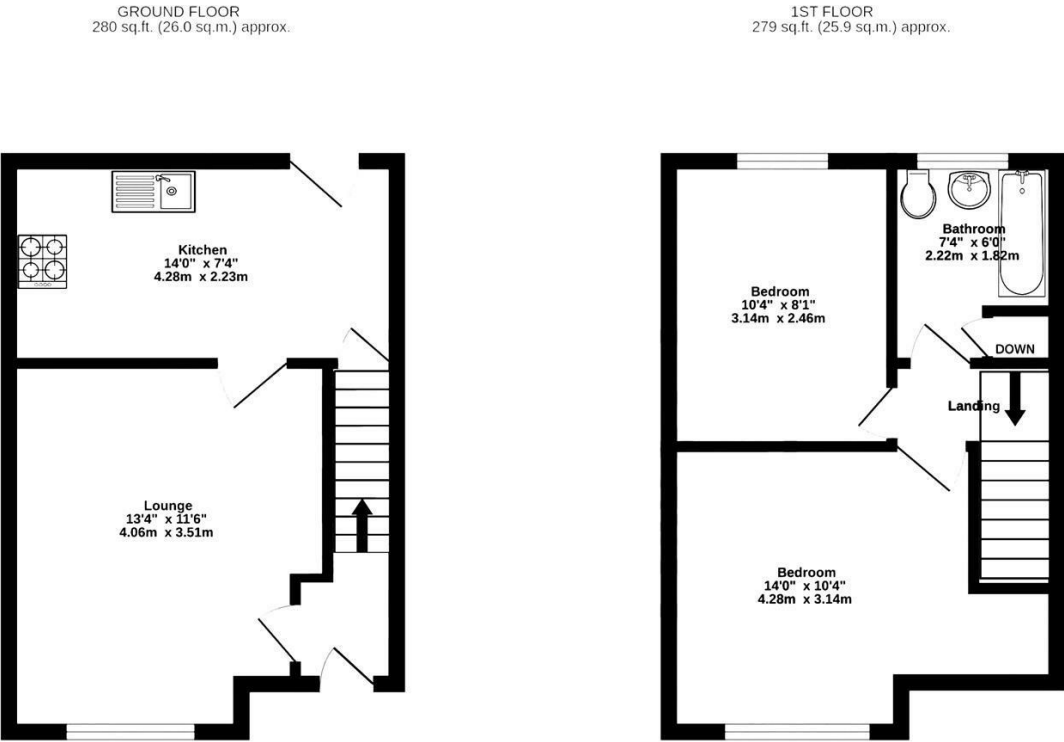
Hybrid Map



Terrain Map



Floor Plan



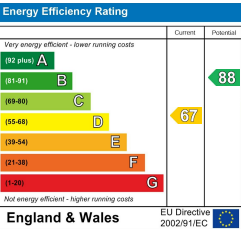
35 Westwood Avenue
, Poulton-Le-Fylde, FY6 7EN

Viewings

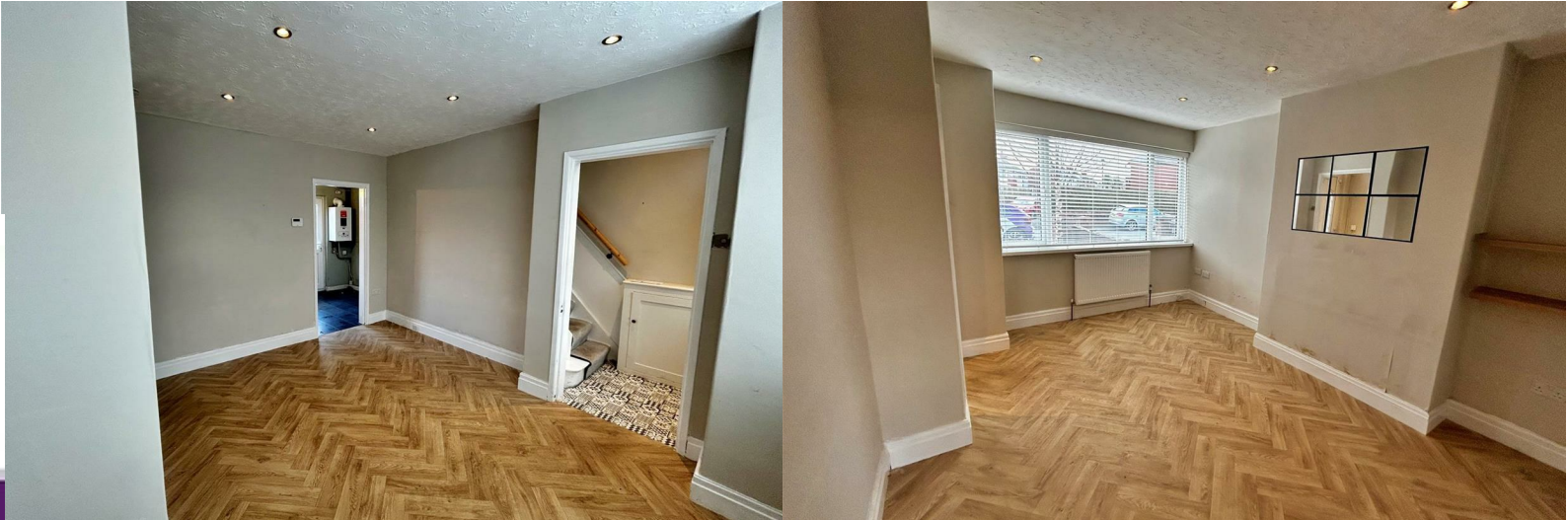
Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



Offers In The Region Of £140,000 2 1 1 D



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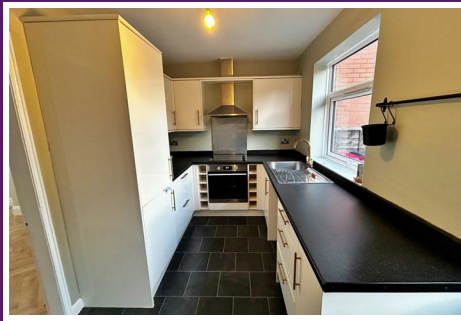
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Offers In The Region Of £140,000



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

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