

Road Map



Hybrid Map

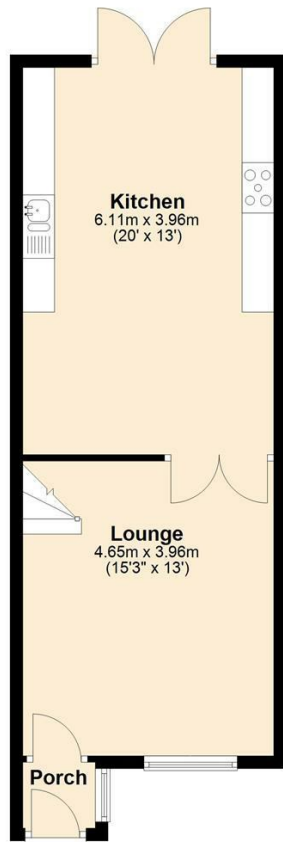


Terrain Map

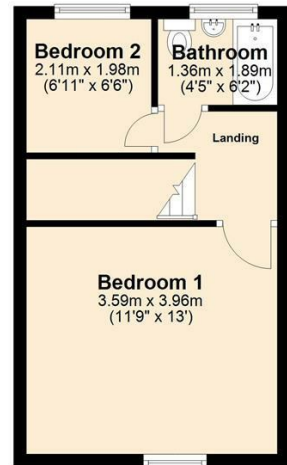


Floor Plan

**Ground Floor**  
Approx. 44.3 sq. metres (477.0 sq. feet)



**First Floor**  
Approx. 27.2 sq. metres (292.7 sq. feet)



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

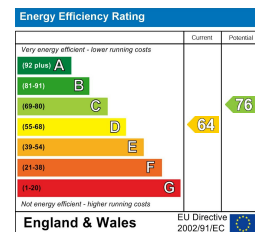
Offers In The Region Of £175,000    

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.

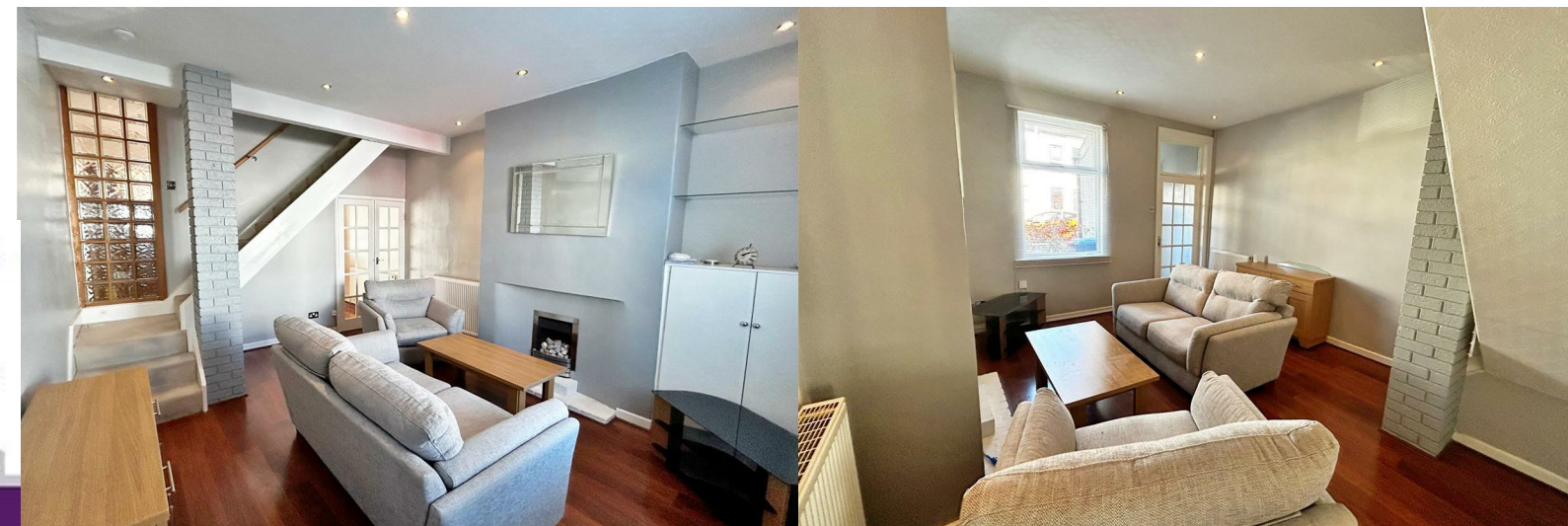
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Energy Efficiency Graph



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# 36 Hayfield Avenue

, Poulton-Le-Fylde, FY6 7JH

Offers In The Region Of £175,000



## Porch

Door to front providing access from front paved garden. Internal door into lounge.

## Lounge

15'3" x 12'11"

UPVC double glazed window to front. Laminate wood flooring throughout. Ceiling and radiator. Open staircase leading to first floor landing. Inset fireplace to chimney breast. Internal double doors leading through to Kitchen/Diner.

## Kitchen/Diner

20'0" x 12'11"

Range of wall and base units with complimentary worktops above. Freestanding gas cooker with fitted extractor above. Stainless steel sink unit with mixer tap and drainer. Plumbed for washing machine. Integral fridge and freezer. Laminate wood flooring throughout, ceiling and wall lights and radiator.

## First Floor Landing

Carpeted stair case leading from Lounge. Access to all first floor rooms. Loft access.

## Bedroom One

12'11" x 11'9"

UPVC double glazed window to front. Carpet, ceiling light and radiator.

## Bedroom Two

6'11" x 6'5"

UPVC double glazed window to rear. Carpet, ceiling light and radiator. Over stairs storage cupboard. Boiler.

## Bathroom

6'2" x 4'5"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with shower above, low flush WC and pedestal wash hand basin. Tiled wall, vinyl floor tiles and ceiling light.

## Exterior

Courtyard garden to front. Low maintenance rear garden with paved patio, establish shrubs and garden shed.

## Further Information

Tenure - Freehold

EPC Rating - D

Council Tax Band - B - Wyre Borough Council

