

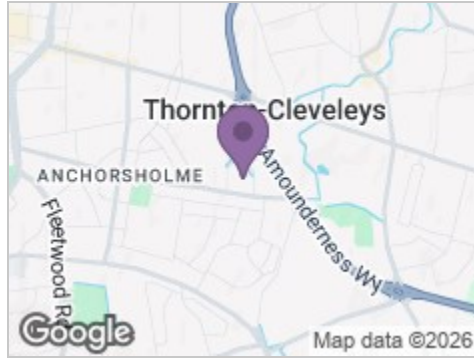
Road Map



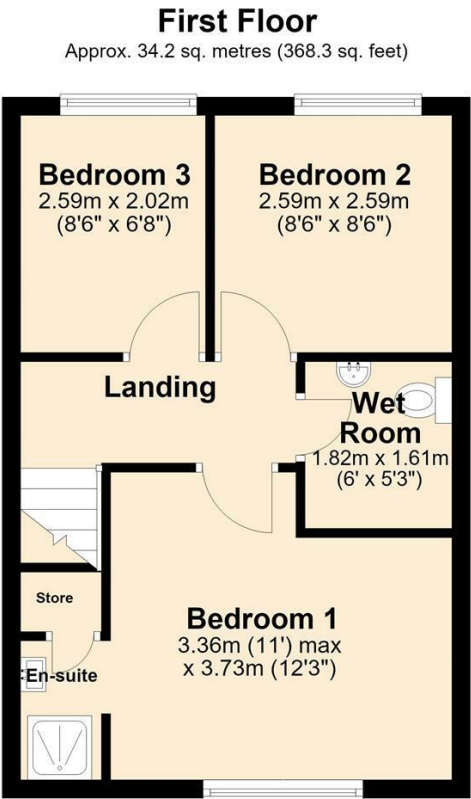
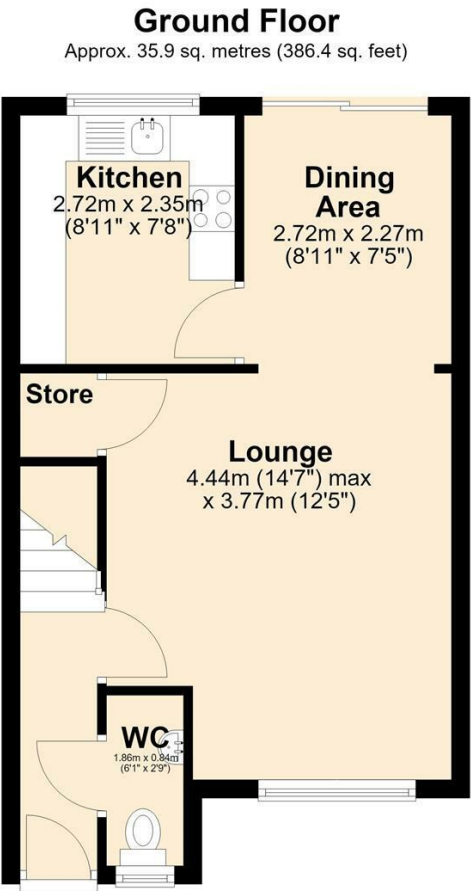
Hybrid Map



Terrain Map



Floor Plan



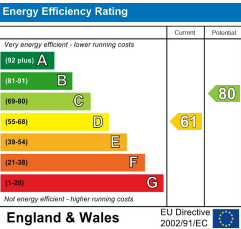
4 Moorhen Place
, Thornton-Cleveleys, FY5 3FS

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Offers In The Region Of £160,000  3  2  1  D



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4 Moorhen Place

, Thornton-Cleveleys, FY5 3FS

Offers In The Region Of £160,000

Tenure - Leasehold

Lease Term: 999 Years From 1st January 1993

Ground Rent: Peppercorn - £60 Per Annum

No Gas Supply To Property

Council Tax Band - C - Wyre Borough Council

EPC Rating - D



Hallway

Door to front providing access from allocated parking bays. Stairs to front leading to first floor landing. High quality laminate flooring throughout. LED lighting. Ecostrad iQ Ceramic WiFi Controlled Electric Radiator.

Ground Floor WC

6'1" x 3'1"

UPVC double glazed opaque window to front. Low flush WC and pedestal wash hand basin. High quality laminate flooring. Green subway tiles to wall. LED lighting.

Lounge

14'6" x 12'4"

UPVC double glazed window to front. High quality laminate flooring throughout. LED lighting. Ecostrad iQ Ceramic WiFi Controlled Electric Radiator. Open access through to Dining Area.

Dining Area

8'11" x 7'5"

UPVC double glazed sliding door to rear providing access to rear garden. High quality laminate flooring throughout. LED lighting. Ecostrad iQ Ceramic WiFi Controlled Electric Radiator.

Kitchen

8'11" x 7'8"

UPVC double glazed window to rear. Range of wall and base units with complimentary worktops above. Stainless steel sink unit with mixer tap above. Ceramic electric hob with concealed extractor fan above. Integral electric oven. Integral fridge and freezer. High quality laminate flooring throughout. LED lighting.

First Floor Landing

Carpeted stair case leading from ground floor hallway to first floor landing. Access to all first Loft access.

Bedroom One

12'2" x 11'0"

UPVC double glazed window to front. Open access to en-suite housing shower cubicle, pedestal wash hand basin and over stairs storage cupboard. Freestanding wardrobes. Carpet, LED lighting. Ecostrad iQ Ceramic WiFi Controlled Electric Radiator.

Bedroom Two

8'5" x 8'5"

UPVC double glazed window to rear. Carpet, LED lighting. Ecostrad iQ Ceramic WiFi Controlled Electric Radiator.

Bedroom Three

8'5" x 6'7"

UPVC double glazed window to rear. Carpet, LED lighting. Ecostrad iQ Ceramic WiFi Controlled Electric Radiator.

Wet Room

5'11" x 5'3"

Open wet room with electric shower, low flush WC and pedestal wash hand basin. Vertical electric radiator and LED lighting.

Front Exterior

Allocated parking for two cars to front. Visitor parking

Rear Exterior

Low maintenance rear garden with paved patio and pathway and decorative graveled areas. Gated rear access to ginnel providing access for bins.

Further Information

