

Road Map



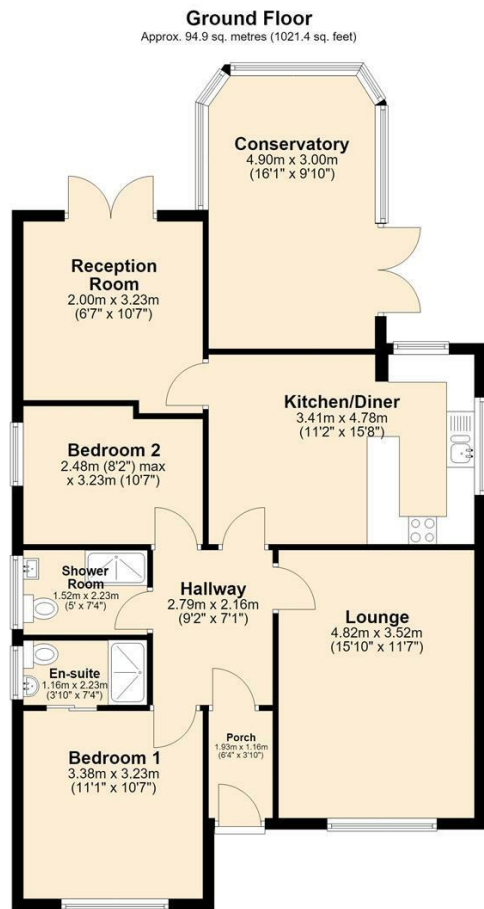
Hybrid Map



Terrain Map



Floor Plan



20 Woodland Drive
 , Poulton-Le-Fylde, FY6 8ET

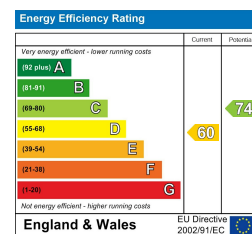
Offers In The Region Of £425,000

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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20 Woodland Drive

, Poulton-Le-Fylde, FY6 8ET

EPC Rating D
Council Tax Band - E - Wyre Borough Council

Offers In The Region Of £425,000



Porch

UPVC double glazed external door, wooden flooring and doorway to hall

Hallway

Spacious hallway featuring stylish parquet flooring, offering access to lounge, dining room, two bedrooms & shower room.

Lounge

15'9" x 11'6"

Generously proportioned reception room featuring living flame gas fire & double-glazed window with shutter blinds to front aspect.

Bedroom One

11'1" x 10'7"

Double bedroom featuring fitted wardrobes and double-glazed window with shutter blind to front.

En Suite

7'3" x 3'9"

UPVC window to the side elevation, vanity unit comprising of cupboards and hidden flush WC, sink unit with mixer tap. Part tiled and underfloor heating. Off mains Shower unit. Ladder style towel warmer / radiator.

Shower Room

7'3" x 4'11"

Stylish tiled shower room suite featuring mains shower with rain head, button flush W.C. & vanity sink. Underfloor heating.

Bedroom Two

8'1" x 10'7"

Double bedroom featuring built in wardrobe and double-glazed window to side.

Kitchen/Diner

15'8" x 11'2"

Stylish modern fitted kitchen comprising range of wall mounted and base units with laminate work surfaces. Featuring Bosch electric fan oven & four burner ceramic hob with extraction above, dishwasher, under counter fridge & stainless steel double sink and drainer with mixer tap. Folding doors to conservatory. Access to Reception Room

Reception Room

10'7" x 6'6"

UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

Conservatory

16'0" x 9'10"

Double-glazed conservatory offering panoramic views of immaculate garden. Double doors to garden, folding door to kitchen & dining room.

Garage

External garage accessed via powered up and over door with doorway to garden. Plumbed for washing machine and tumble drier with rafters storage.

Front Exterior

Patterned concrete driveway & flagged patio with heavily planted borders. Fenced to boundaries.

Rear Exterior

Patterned concrete & Indian stone patios with neat lawn and heavily planted, immaculately maintained beds and borders with fence to boundaries. Shed, greenhouse and gates access to property front.

Further Information

Tenure - Freehold

