

## Road Map



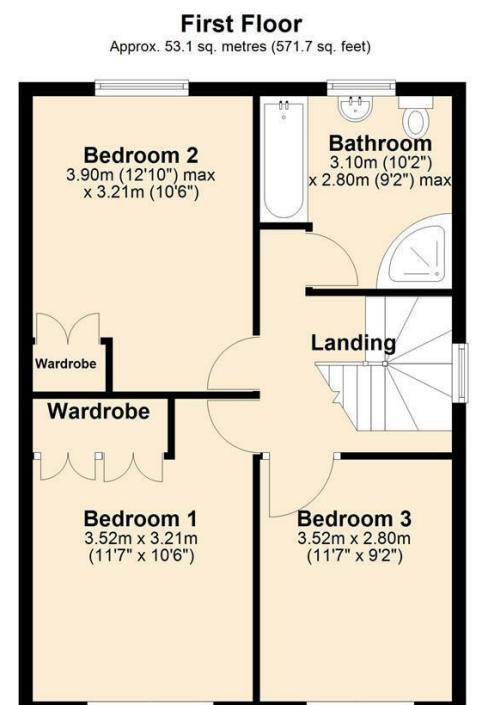
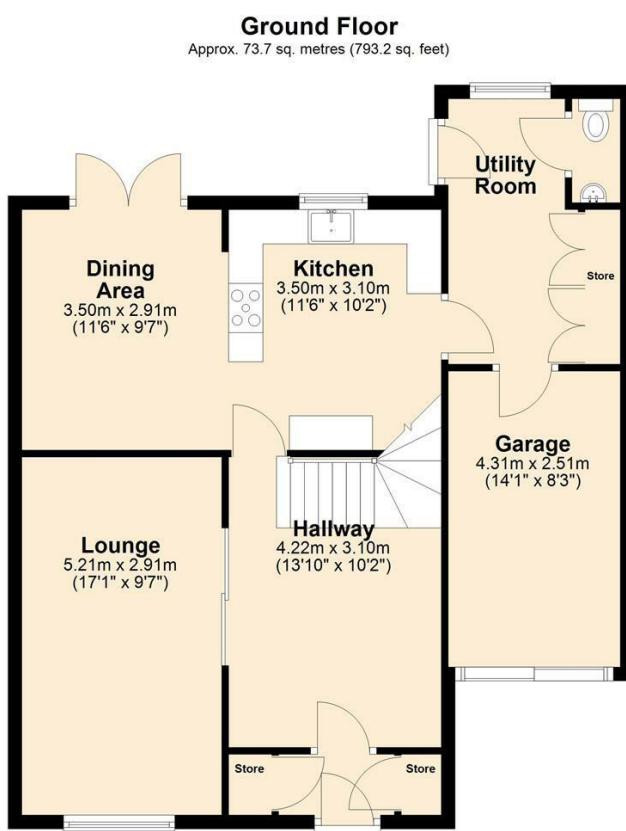
## Hybrid Map



## Terrain Map



## Floor Plan

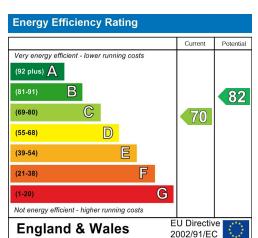


## Viewings

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



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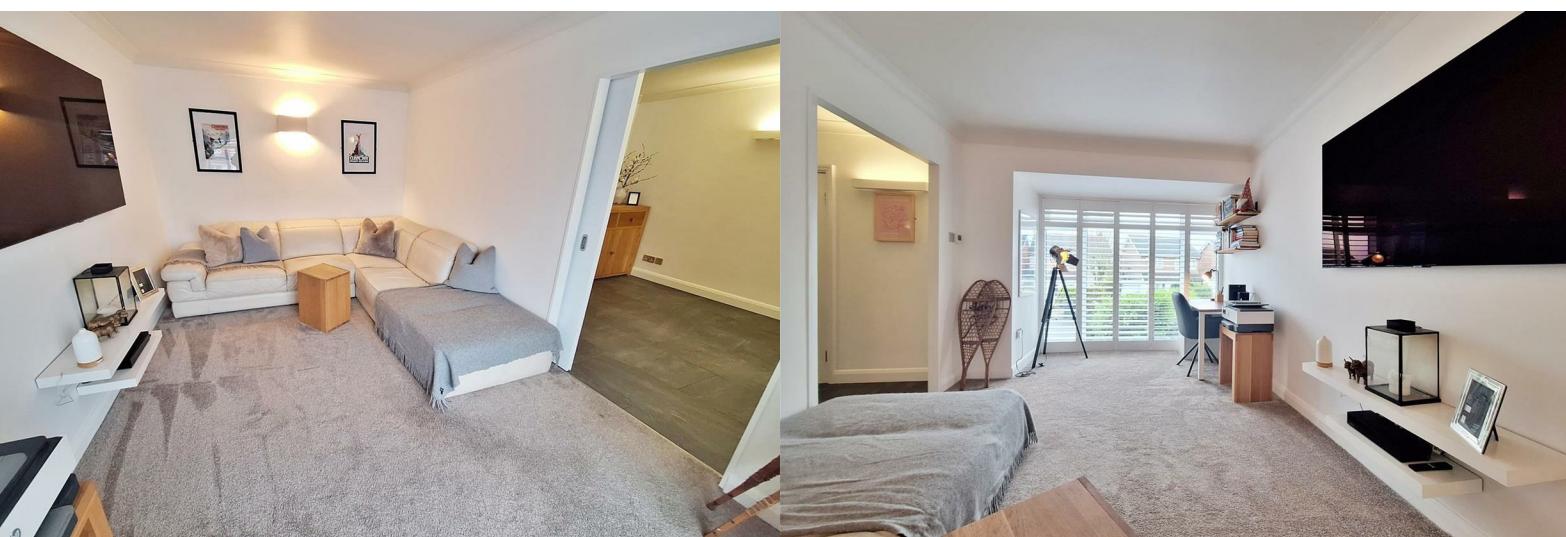
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SALES & LETTINGS



## 8 Levens Close

, Poulton-Le-Fylde, FY6 8NJ

Offers In The Region Of £350,000



# 8 Levens Close

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## Porch

Door leading from front driveway into property.  
Storage cupboards.

## Hallway

13'10" x 10'2"  
Porcelain tiled flooring, ceiling light and underfloor heating. Internal door leading into lounge and Kitchen/Diner. Stairs to side leading to first floor landing.

## Lounge

17'1" x 9'6"  
UPVC double glazed window with fitted shutters to front. Carpeted flooring throughout. Radiators and ceiling light. Contemporary sliding stable style door.

## Open Plan Kitchen/Diner

19'8" x 11'5"  
UPVC double glazed window to rear. Double glazed internal sliding doors leading out to rear garden. Range of base units with complimentary Corian worktops above. Inset sink with mixer tap and drainer. five ring gas hob. Double oven. Integrated dishwasher. Wine chiller. Porcelain tiled flooring, ceiling light and underfloor heating.

## Utility Room

UPVC double glazed window to rear. Door to side providing access to rear garden. Internal access to WC and Integral garage. Porcelain tiled flooring, ceiling light and underfloor heating. Integral fridge/freezer. Plumbed for washing machine.

## Ground Floor WC

WC and pedestal wash hand basin. Porcelain tiled flooring, ceiling light and underfloor heating.

## Integral Garage

14'1" x 8'2"  
Up and over electric door to front. Power and lighting.

## First Floor Landing

UPVC double glazed opaque window to side. Access to all first floor rooms and loft access. Carpet and ceiling lights,

## Bedroom One

11'6" x 10'6"  
UPVC double glazed window with fitted shutters to front. Fitted wardrobes and vanity unit. Carpet, ceiling light and radiator.

## Bedroom Two

12'9" x 10'6"  
UPVC double glazed window with fitted shutters to rear. Fitted wardrobe. Carpet, ceiling light and radiator.

## Bedroom Three

11'6" x 9'2"  
UPVC double glazed window with fitted shutters to front. Carpet, ceiling light and radiator. Fitted wardrobe.

## Bathroom

10'2" x 9'2"  
UPVC double glazed opaque window to rear. Four piece bathroom suite comprising; panel bath, corner shower unit, pedestal wash hand basin and low flush WC. Ladder style radiator. Tiled walls and floor.

## Front Exterior

Printed concrete driveway providing off road parking and garage access.  
Paved, stepped foot path leading to front door.

## Rear Exterior

Sunny and private split level garden providing ground level paved patio and raised lawn with ample shrubs, plants and paved central steps.

## Further Details

Tenure - Freehold  
EPC Rating - C  
Council Tax Band -E -Wyre Borough Council  
UPVC Double Glazing Throughout  
Gas Central Heating - New Combi Boiler

## Agent's Disclaimer

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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.

