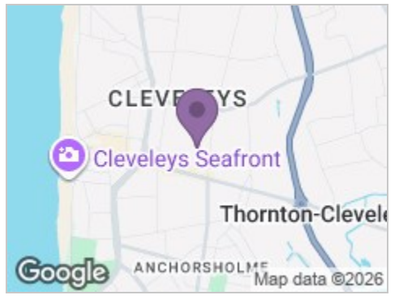
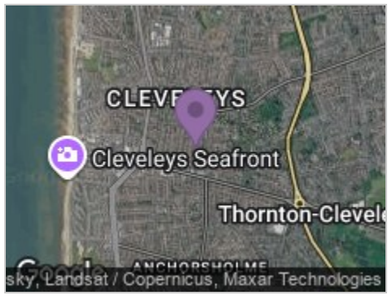
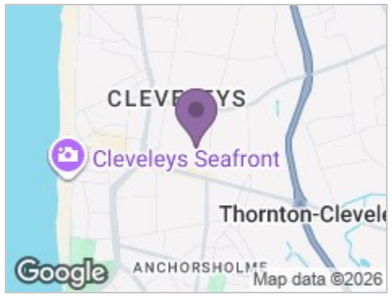
Road Map



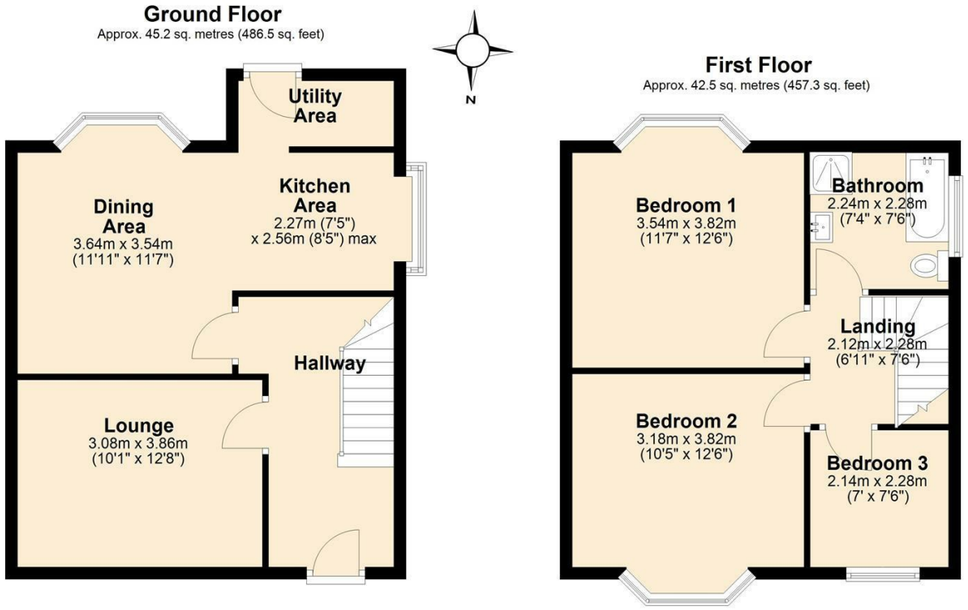
Hybrid Map



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.

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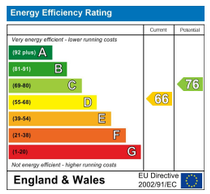
Energy Efficiency Graph



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Introduction
Situated in the heart of up-and-coming Cleveleys, this beautifully presented three-bedroom semi-detached property is an ideal family home.

Conveniently located close to a range of local amenities and nearby schools, the property has been modernised throughout and offers stylish, comfortable living.

To the rear, the open-plan living space provides a fantastic area for family life and entertaining, while the added benefit of an understairs WC adds further practicality.

Externally, the property boasts generous front and rear gardens, providing plenty of outdoor space to relax and enjoy during the summer months.

Viewing is highly recommended to fully appreciate what this fantastic family home has to offer.

Hallway
UVPC double glazed window to front. Stairs to front providing access to first floor landing. Access to ground floor rooms. Wood effect laminate flooring, ceiling light and radiator.

Ground Floor WC
Tiled wall and floor. Low flush WC and pedestal wash hand basin.

Lounge
12'7" x 10'1"
UPVC double glazed bay window to front. Carpet, ceiling light and radiator. Bespoke fitted cupboards and paneled media wall.

Dining Area
11'11" x 11'7"
UPVC double glazed bay window to rear. Open aspect to kitchen. Wood effect vinyl flooring throughout, radiator and ceiling light.

Kitchen Area
8'4" x 7'5"
UPVC double glazed window to side. Range of wall and base units with complimentary worktops above. Ceramic hob with extractor fan above and electric oven beneath. Composite sink with mixer tap and drainer. Dishwasher. Breakfast bar Wood effect vinyl flooring throughout and ceiling light.

Utility Area
UPVC door to rear providing access to rear garden Velux skylight to roof. Combi boiler. Plumbed for washing machine. Wood effect vinyl flooring throughout and ceiling light.

First Floor Landing
Carpeted spindled stair case providing access from ground floor hallway to first floor landing. Carpet and ceiling lights. Feature stained glass window to side.

Bedroom One
12'6" x 11'7"
UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

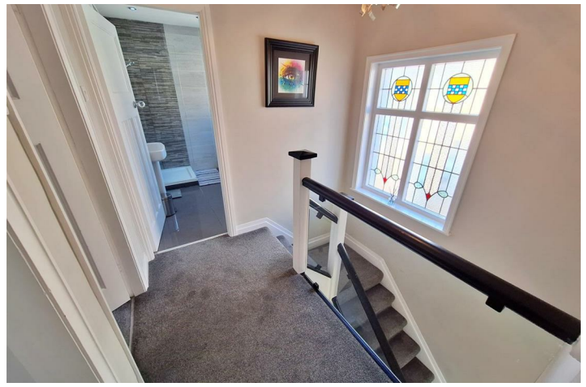
Bedroom Two
12'6" x 10'5"
UPVC double glazed bay window to rear. Carpet, ceiling light and radiator.

Bedroom Three
7'5" x 7'0"
UPVC double glazed window front. Fitted wardrobes. Carpet, ceiling light and radiator.

Bathroom
7'5" x 7'4"
UPVC double glazed opaque windows to side. Four piece spacious bathroom suite comprising; panel bath, low flush WC, pedestal wash hand basin and walk in shower unit. Tiled walls and floor. Ceiling light, radiator and towel heater. Loft access.

Front Exterior
Walled front garden with established shrubs and lawn.
Paved driveway to side and paved open pathway to front.

Rear Exterior
Sunny rear garden with central lawn and paved patio areas.
Side access to single garage.

Further Information
Tenure - Freehold
Council Tax Band - C - Wyre Borough Council
EPC Rating - D

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