

Road Map



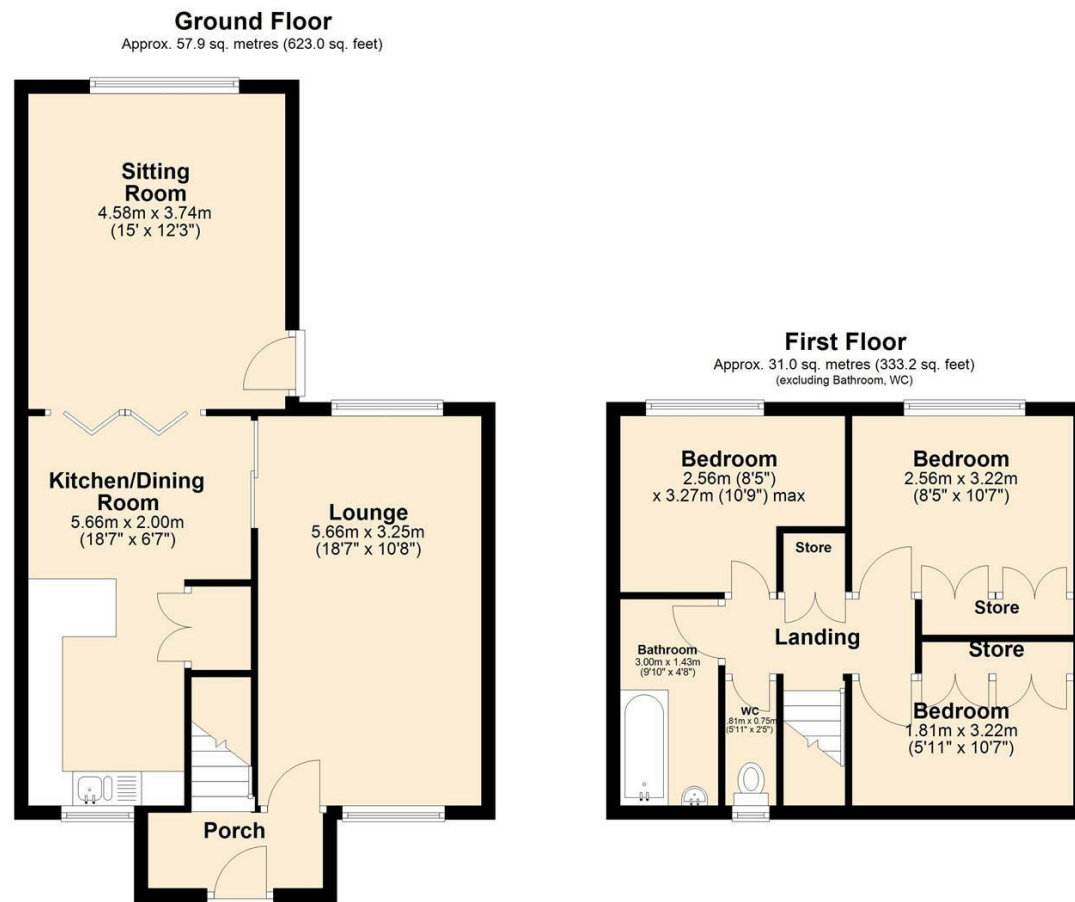
Hybrid Map



Terrain Map



Floor Plan



30 Compley Avenue  
Poulton-Le-Fylde, FY6 8AL

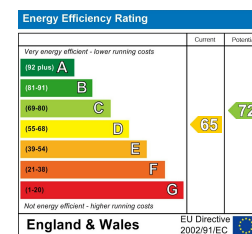
Offers In The Region Of £210,000

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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# 30 Compley Avenue

, Poulton-Le-Fylde, FY6 8AL

## Offers In The Region Of £210,000



### Porch

UPVC door to front providing access from front garden pathway. Stairs to front leading to first floor landing. Meter cupboard. Access through to Lounge

### Lounge

18'6" x 10'7"

Double glazed windows to front and back providing dual aspect. Carpet, ceiling light and radiator. Access through to Kitchen/Diner

### Kitchen/Dining Room

18'6" x 10'7" (at widest point)

Double glazed window to front. Wall and base units with worktops above. Stainless steel sink unit. Space for freestanding cooker. Fitted downstairs storage cupboard. Vinyl flooring to kitchen area and carpet to dining room. Ceiling light and radiator.

### Sitting Room (Rear Extension)

15'0" x 12'3"

Double glazed window to rear. Door to side providing access to rear garden. Three bar gas fire, wall lights, carpet and radiator.

### First Floor Landing

Access to all first floor rooms. Cupboard housing boiler. Loft access. Carpet and ceiling lights

### Bedroom One

10'6" x 8'4"

Double glazed window to rear. Fitted wardrobes. Carpet, radiator and ceiling lights.

### Bedroom Two

8'4" x 10'8"

Double glazed window to rear. Fitted wardrobes. Carpet, radiator and ceiling lights.

### Bedroom Three

10'6" x 5'11"

Double glazed window to front. Fitted wardrobes. Carpet, radiator and ceiling lights.

### Bathroom

9'10" x 4'8"

Double glazed opaque window to front. Panel bath with electric shower above. Pedestal wash hand basin. Tiled wall and floor. Radiator, airing cupboard and ceiling light.

### WC

5'11" x 2'5"

Double glazed opaque window to front. Low flush WC. Tiled wall and floor. Radiator and ceiling light.

### Further Information

Tenure - Freehold

EPC Rating - D

Council Tax Band - C - Wyre Borough Council

### Front Exterior

Paved driveway to front and side.

Grass lawn to front.

### Rear Exterior

West facing rear garden with open aspect views to rear.

Access to brick built detached garage.

### Garage

Up and over door to front. Side door.

Power and lighting.

