

Road Map



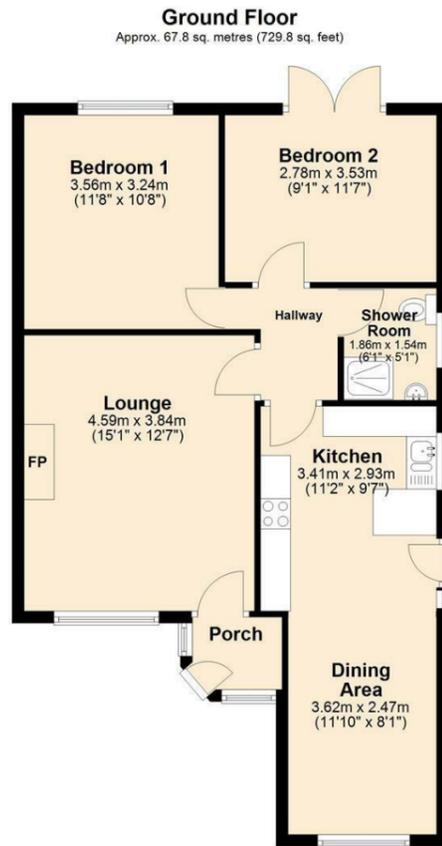
Hybrid Map



Terrain Map



Floor Plan



59 Quail Holme Road

Knott End-On-Sea, Poulton-Le-Fylde, FY6 0BT

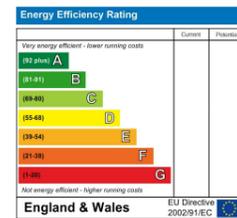
Offers In The Region Of £200,000

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.

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

Energy Efficiency Graph



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Porch

UPVC door to side providing access from front garden. Tiled floor. Internal door into lounge.

Lounge

15'0" x 12'7"

UPVC double glazed window to front. Feature fire place housing real flame gas fire. Wood effect laminate flooring, ceiling lights and radiator.

Inner Hallway

Access to all rooms. Loft access to ceiling. Wood effect laminate and ceiling lights.

Kitchen

11'2" x 9'7"

UPVC double glazed windows to side. Range of wall and base units with complimentary worktops above. 1.5 composite sink unit with mixer tap above. Free standing electric cooker. Open access to dining area. Wood effect laminate flooring. Ceiling lights and radiator. UPVC door to side providing garden access.

Dining Area

11'10" x 8'1"

UPVC double glazed window to front. Wood effect laminate flooring, ceiling lights and radiator.

Bedroom One

11'8" x 10'7"

UPVC double glazed window to rear. Fitted wardrobes. Carpet, ceiling light and radiator.

Bedroom Two

11'6" x 9'1"

UPVC double glazed patio doors to rear. Wood effect laminate flooring, ceiling light and radiator.

Shower Room

6'1" x 5'0"

UPVC double glazed opaque window to side. Walk twin shower cubicle with electric shower, low flush WC and vanity wash hand basin. Ceiling light and chrome towel heater.

Front Exterior

Paved driveway providing off road parking. Low maintenance paved front garden.

Rear Exterior

South Facing low maintenance rear garden with shed and side access.

Further Information

Tenure - Freehold
Council Tax Band - B - Wyre Borough Council
EPC Rating D

UPVC Double Glazing
Combi Boiler

Agent's Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please 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.

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