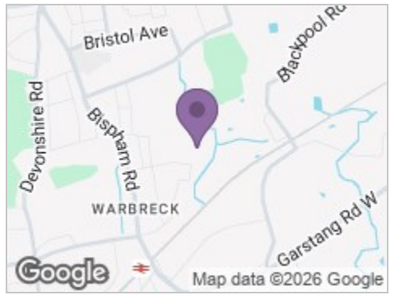
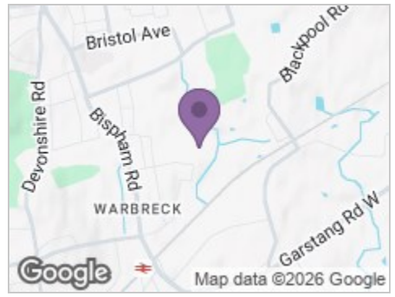
Road Map



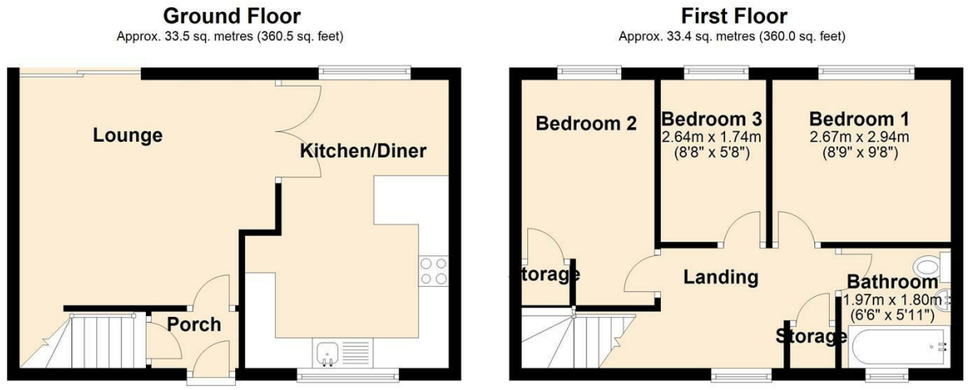
Hybrid Map



Terrain Map



Floor Plan



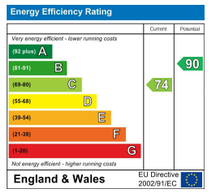
Total area: approx. 66.9 sq. metres (720.5 sq. feet)

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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Porch
4'8" x 3'0"
Door to front providing access from front garden. Cloak room. Internal door leading into lounge. Wood effect laminate flooring and ceiling light.

Lounge
13'9" x 12'2"
Double glazed sliding door to rear. Internal double doors leading to Kitchen/Diner. Stair case leading to first floor landing. Wood effect laminate flooring, radiator and ceiling light.

Kitchen/Diner
15'6" x 11'0" (at widest point)
UPVC double glazed window to front and rear. Range of wall and base units with complimentary worktops above. Breakfast bar. Four ring gas hob with electric oven beneath and extractor fan above. Plumbed for washing machine. Wood effect laminate flooring, radiator and ceiling light.

First Floor Landing
UPVC double glazed window to side. Access to all first floor rooms. Loft access. Storage cupboard. Wood effect laminate flooring, radiator and ceiling light.

Bedroom One
9'7" x 8'9"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Two
12'2" x 7'2"
UPVC double glazed window to rear. Carpet, ceiling light and radiator. Fitted cupboard.

Bedroom Three
8'7" x 5'8"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bathroom
6'5" x 5'10"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; panel bath with shower above and glass partition, low flush WC and pedestal wash hand basin. Wood effect vinyl flooring, ceiling light and radiator.

Front Exterior
Tarmac driveway to side.
Lawn to front

Rear Exterior
Low maintenance graveled rear garden.

Further Information
Tenure - Freehold
EPC Rating C
Council Tax Band - B - Blackpool Borough Council

