

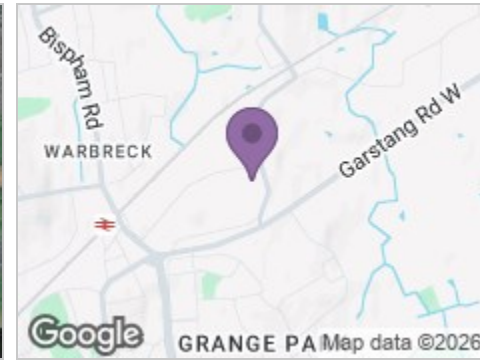
Road Map



Hybrid Map

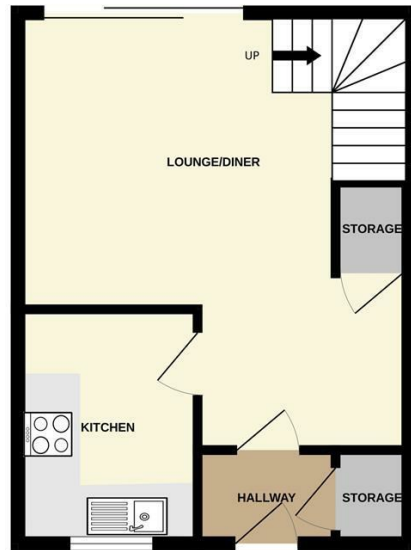


Terrain Map

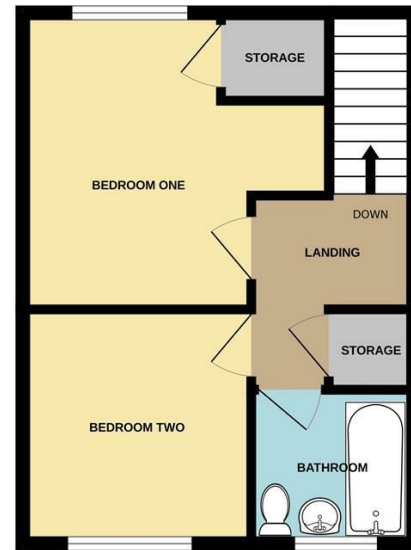


Floor Plan

GROUND FLOOR



1ST FLOOR



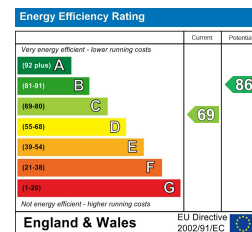
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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



20 Leyfield Close  
 , Blackpool, FY3 7RQ

Offers In The Region Of £135,000 2 1 1



# 20 Leyfield Close

, Blackpool, FY3 7RQ

Offers In The Region Of £135,000



## Hallway

Access from front driveway leading into property.

## Open Plan Lounge/Diner

15'9" x 15'7" (at widest points)

Double glazed sliding doors to rear providing access through to rear garden. Open staircase providing access to first floor landing. Under stairs storage cupboard. Carpet, ceiling light and radiator.

## Kitchen

9'4" x 7'2"

UPVC double glazed window to front. Wall and base units with worktop above. Electric hob with electric oven beneath and electric extractor above. Vinyl flooring and radiator. Newly installed combi boiler.

## First Floor Landing

Access to all first floor rooms. Loft access. Storage cupboard. Carpet and ceiling lights.

## Bedroom One

12'5" x 10'7"

UPVC double glazed window to rear. Storage cupboard. Carpet, ceiling light and radiator.

## Bedroom Two

9'3" x 9'2"

UPVC double glazed window to front. Carpet, ceiling lights and radiator.

## Bathroom

6'2" x 6'0"

UPVC double glazed opaque window to front. Bath with shower above, pedestal wash hand basin and low flush WC. Vinyl flooring. Tiled walls.

## Exterior

Off road parking to side. Lawn garden to front. Lawned rear garden

## Key Details

Tenure - Freehold

Council Tax Band - B - Wyre Borough Council

EPC Rating C

Gas Central Heating - New Boiler & Radiators installed circa 2025

Double Glazed

