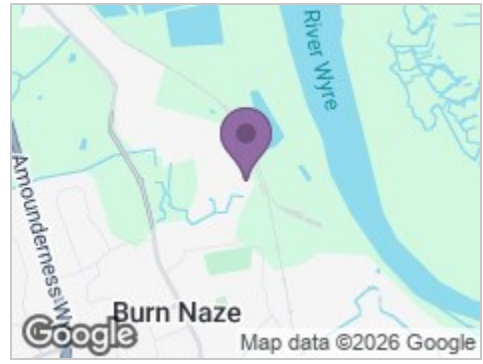


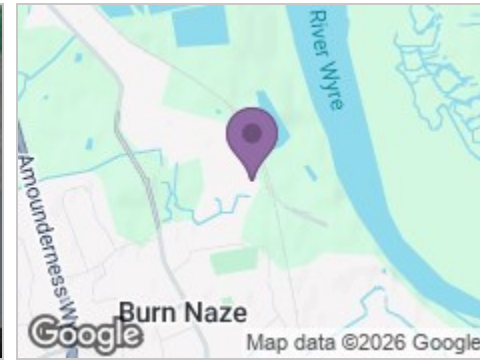
Road Map



Hybrid Map



Terrain Map



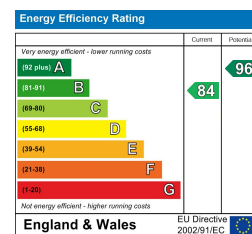
Floor Plan

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.

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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ENTRANCE

Partly glazed door to front, into;

HALLWAY

Staircase to first floor, doors to all ground floor rooms.

GROUND FLOOR WC

2'11" x 4'11"

2 piece suite comprising; WC and wash hand basin with splashback tiles.

RECEPTION ROOM

15'1" x 14'7"

UPVC double glazed patio doors to rear, storage cupboard.

KITCHEN

8'0" x 12'1"

UPVC double glazed window to front, range of wall and base units with grey work surfaces, extractor hood, built in 4 ring gas hob and oven, integrated fridge freezer, integrated washing/Dryer, integrated dishwasher.

FIRST FLOOR LANDING

Loft access hatch, doors to all first floor rooms.

BEDROOM 1

10'3" x 8'6"

UPVC double glazed windows to front

BEDROOM 2

13'10" x 8'6"

UPVC double glazed window to rear; en-suite with shower.

BEDROOM 3

8'10" x 6'4"

UPVC double glazed window to rear.

BATHROOM

8'0" x 6'4"

Opaque UPVC window to front; Three piece suite comprising; bath, wash hand basin and WC, partly tiled walls.

EXTERNAL

Artificial lawn with paved path and flower borders to side.. Rear access gate

OTHER DETAILS

Gas central heating throughout

Council Tax Band – C (Wyre Borough Council)

Energy Rating –B

iMove Lettings (Fylde) Ltd are members of The Property Ombudsman for Residential Lettings redress scheme

Please note, a holding deposit of £50 per applicant will be required to reserve the property. The terms of the holding deposit will be set out before payment of this is requested.

