Road Map



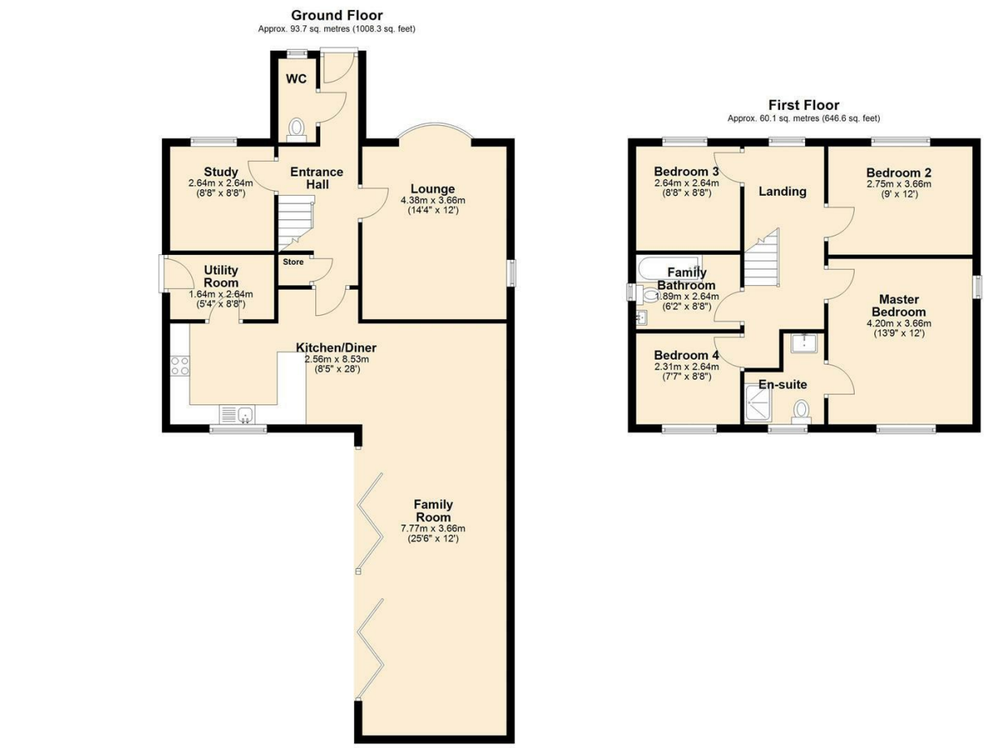
Hybrid Map



Terrain Map



Floor Plan

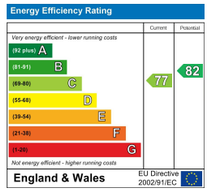


Viewings

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 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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Entrance Hall
Door to front providing access from front driveway. UPVC double glazed opaque window to the side. Access to all ground floor rooms. Stairs leading to first floor landing. Under stairs storage cupboard housing consumer units. High gloss porcelain floor tiles throughout, radiator and ceiling light.

WC
Double glazed obscure window to the front. Two piece suite comprising: Pedestal wash hand basin with mixer tap and push button flush WC. Tiled floor and radiator.

Study
8'7" x 8'7"
UPVC double glazed window to the front. Wood effect laminate flooring, ceiling light and radiator.

Lounge
14'4" x 12'0"
UPVC double glazed window to front and UPVC double glazed opaque window to side. Contemporary free standing log burner. Internal double doors leading into rear Kitchen/Diner. Wood effect laminate flooring, ceiling light and radiator.

Family Room
25'5" x 12'0"
Bifold doors leading to the rear garden and UPVC double glazed sky lantern allowing plenty of natural light. Versatile living space providing for dining and reception. High gloss porcelain floor tiles throughout, radiator and ceiling light.

Kitchen
27'11" x 8'4"
UPVC double glazed windows overlooking the rear garden. Wide range of wall and base units with contrasting work surfaces incorporating 1.5 stainless steel sink and drainer unit with mixer tap. Built in double ovens. Fitted four ring gas hob with extractor above. Integrated dishwasher and integrated fridge freezer. High gloss porcelain floor tiles throughout, radiator and ceiling light. Open plan to the living dining room and door leading to utility room.

Utility Room
8'7" x 5'4"
UPVC door with opaque glazed panel leading to the side. Range of wall and base units with contrasting work surfaces. Wall mounted Potterton boiler. Space and plumbing for washing machine and space for tumble dryer.

First Floor Landing
Carpeted spindled staircase providing access from entrance hallway. UPVC double glazed opaque window to the front, radiator and loft hatch. Doors leading to all first floor rooms.

Master Bedroom
13'9" x 12'0"
UPVC double glazed window to the rear and double glazed opaque window to the side. Carpet, ceiling light and radiator. Access through to En Suite.

En Suite
UPVC double glazed opaque window to the rear. Three piece suite comprising: Walk in shower enclosure with wall mounted chrome shower controls, vanity wash hand basin with mixer tap and low flush WC. Tiled wall and floor. Ceiling light and towel heater.

Bedroom Two
12'0" x 7'5"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

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

Bedroom Four
8'7" x 7'6"
UPVC double glazed window to rear. Carpet, ceiling light and radiator. Presented as dressing room.

Family Bathroom
8'7" x 6'2"
UPVC double glazed opaque window to the side. Three piece suite comprising: paneled bath with wall mounted mains shower attachment and mixer tap, vanity wash hand basin and low flush WC. Tiled wall and floor. Ceiling light and towel heater. Door to airing cupboard housing water cylinder.

Front Exterior
Private paved driveway providing ample off road parking for several cars.
Access to the double detached garage and gate leading to rear garden.
Established hedgerow to front providing privacy.

Rear Exterior
Paved garden with raised flower beds. Personal access door to garage.
Access through to Family Room extension.

Further Information
House Builder - Kensington
Tenure - Leasehold
Services charges from Jan 26 - Dec 26 is £383.15
Ground rent 2026 paid in Jan £250
The lease is 999 years (less 10 days) first dated 13th August 2010.
Please let me know if you need anything else from me.

Council Tax Band - E - Fylde Borough Council
EPC Rating C

