

Road Map



Hybrid Map



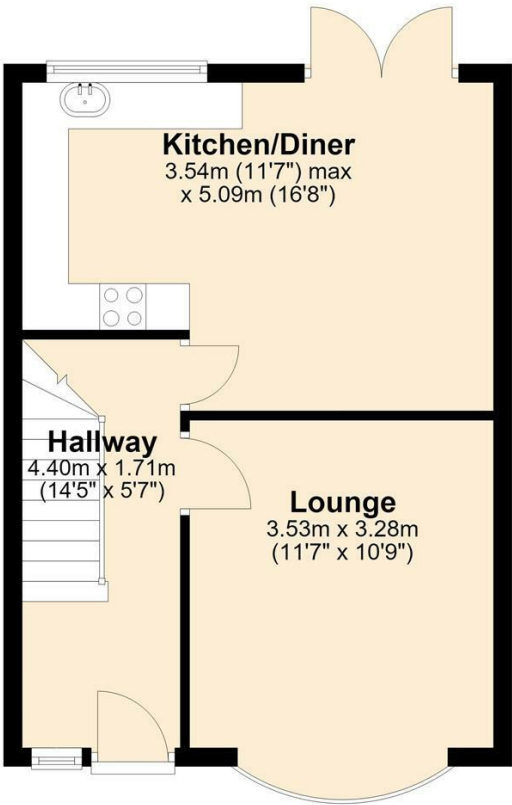
Terrain Map



Floor Plan

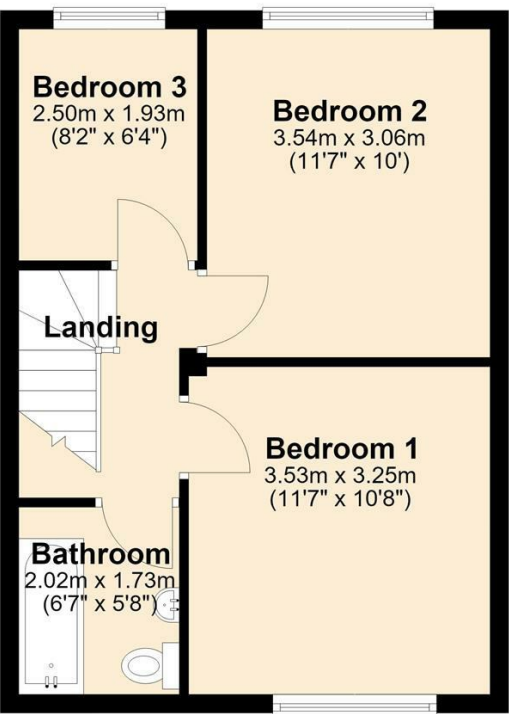
Ground Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)

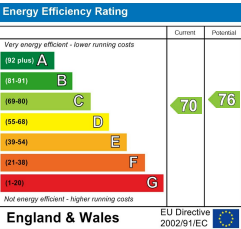


Viewings

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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Hallway

Door to front leading into ground floor hallway. Stairs to first floor landing. Under stairs storage. Wood flooring, ceiling light and radiator.

Lounge

11'6" x 10'9"

UPVC double glazed bay window to front with encapsulated stained glass panels. Carpet, ceiling light and radiator.

Kitchen/Diner

16'8" x 11'7"

UPVC double glazed window to rear. UPVC patio doors providing access to rear garden. Range of wall and base units with complimentary worktops above. Four ring gas hob with electric double oven beneath and extractor fan above. Integral fridge and freezer. Stainless steel sink unit with mixer tap over. Plumbed for washing machine.

First Floor Landing

Access to all first floor rooms. Loft access. Carpet and ceiling light.

Bedroom One

11'6" x 10'7"

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

Bedroom Two

11'7" x 10'0"

UPVC double glazed window to rear. Carpet, ceiling light and radiator. Combi boiler housed in cupboard.

Bedroom Three

8'2" x 6'3"

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

Bathroom

6'7" x 5'8"

UPVC double glazed opaque window to front. Three piece bathroom suite comprising; panel bath with electric shower above, pedestal wash hand basin and low flush WC. Wood effect vinyl flooring, ceiling light and radiator.

Front Exterior

Walled front garden and pathway

Rear Exterior

Paved patio and spacious lawned garden with brick built outhouse

Further Information

Tenure - Freehold

Council Tax Band - B - Fylde Borough Council

EPC Rating - C

