

Road Map



Hybrid Map



Terrain Map



Floor Plan



**5 Elletson Street**  
, Poulton-Le-Fylde, FY6 7AE

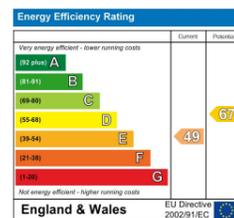
Offers In The Region Of £255,000 2 1 2

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.

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Energy Efficiency Graph



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# 5 Elletson Street

, Poulton-Le-Fylde, FY6 7AE

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## Porch

Door to front providing access into entrance porch. Stunning original floor tiles. Internal door providing access into hallway.

## Hallway

Stairs to front leading to first floor landing. Access to ground floor rooms. Carpet, ceiling lights and radiator.

## Lounge

11'6" x 10'7"  
UPVC double glazed window to front. Traditional fire place housing inset log burner. Ceiling lights, carpet and radiator. Open access through to dining room.

## Dining Room

12'5" x 10'7"  
UPVC double glazed window to rear. Ceiling lights, carpet and radiator. Access through to kitchen.

## Kitchen

8'3" x 8'0"  
UPVC double glazed window to side. Door to side providing access to rear garden. Range of wall and base units with complimentary worktops above. Stainless steel sink unit with drainer and mixer tap above. Electric induction hob with extractor fan above. Integrated oven. Karndean flooring throughout and ceiling lights. Concealed under stairs storage cupboard.

## First Floor Landing

Spindled stair case from ground floor hallway leading to first floor landing. Access to all first floor rooms and loft access. Carpet and ceiling lights.

## Bedroom One

14'0" x 11'5"  
UPVC double glazed window to front. Carpet, downlighters and radiator. Fitted wardrobes.

## Bedroom Two

9'10", 272'3" x 8'8"  
UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

## Bathroom

8'3" x 8'0"  
UPVC double glazed window with opaque glass to rear. Four piece bathroom suite comprising; panel bath, single shower cubicle, wash hand basin set within traditional vanity unit and low flush WC. Tiled walls and floor. Radiator and ceiling light.

## Front Exterior

Walled front courtyard with mature shrubs and pathway.

## Rear Exterior

Low maintenance rear courtyard. Brick built outbuildings plumbed for washing machine and housing combi boiler.

## Further Information

Tenure - Freehold  
EPC Rating C  
Council Tax Band - B - Wyre Borough Council

