

Road Map



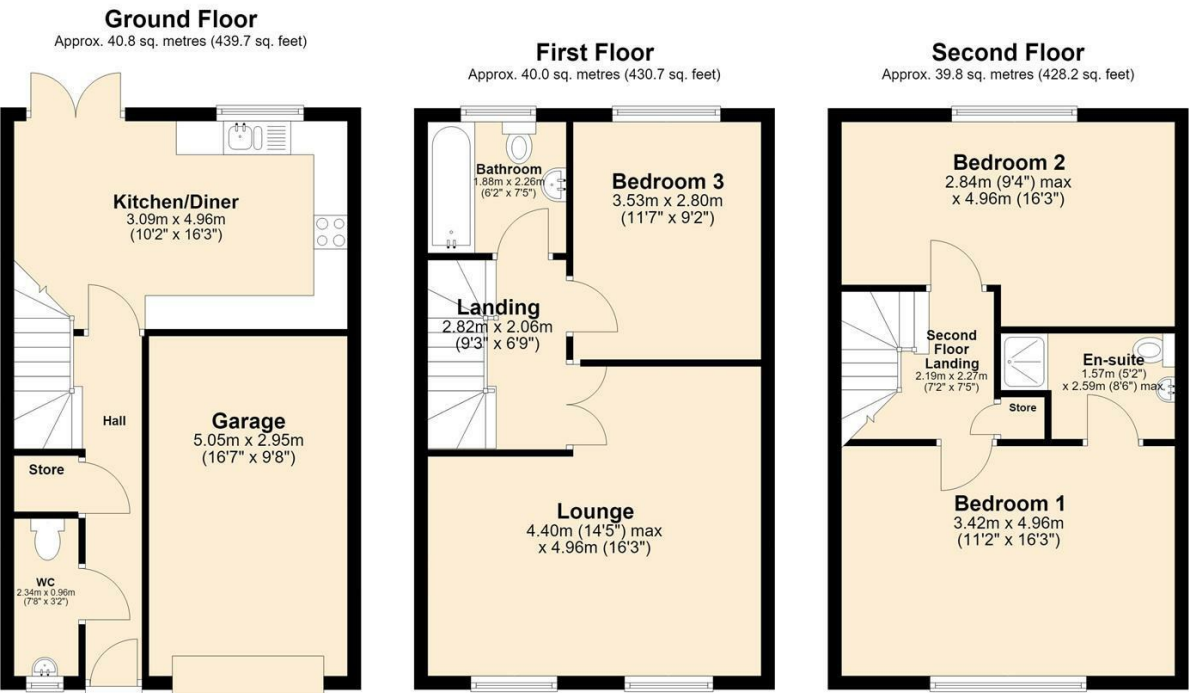
Hybrid Map



Terrain Map



Floor Plan



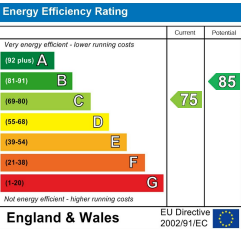
9 Farriers Way
, Poulton-Le-Fylde, FY6 7AN

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



Offers In The Region Of £300,000  3  2  1  C



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Offers In The Region Of £300,000



Introduction

A beautifully presented three-bedroom, three-storey townhouse, perfectly positioned in the heart of Poulton-le-Fylde. This impressive family home offers stylish and versatile living accommodation, making it an ideal choice for modern family life.

Situated within easy reach of Poulton town centre, the property is just a short distance from the train station, local shops, restaurants, cocktail bars and a fantastic range of amenities. With excellent transport links, it is particularly well suited to commuters looking for a convenient home with everything close at hand.

Outside, the low-maintenance garden provides the perfect space for relaxing and entertaining with family and friends. A wonderful home in a highly desirable location, offering the ideal combination of comfort, convenience and contemporary living.

Hallway

Door to front providing access from driveway. Access to all ground floor rooms. Stairs to side leading to first floor landing. Wood effect laminate flooring throughout, ceiling light and radiator.

Ground Floor WC

7'8" x 3'1"

UPVC double glazed opaque window to front. Low flush WC and pedestal wash hand basin. Wood effect laminate flooring, ceiling light and radiator.

Kitchen/Diner

16'3" x 10'1"

UPVC window to rear and UPVC patio doors 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. Corner kitchen cupboard with fitted butcher block chopping board. Ceramic electric induction hob with extractor above. Two ovens and grill. Integral dishwasher. Integral under counter fridge and freezer. Floor tiles, ceiling light and radiator.

Garage

16'6" x 9'8"

Up and over door to front. Power and lighting.

First Floor Landing

Carpeted stair case leading from ground floor. Carpeted stair case continuing up to Second floor. Access to all first floor rooms.

Lounge

16'3" x 14'5" (at widest point)

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

Bedroom Three (First Floor)

11'6" x 9'2"

UPVC double glazed window to rear. Presently presented as Home Office. Carpet, ceiling light and bespoke fitted wardrobes.

Bathroom

7'4" x 6'2"

UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with glass partition and shower above, pedestal wash hand basin and low flush WC. Tiled wall and floor, ceiling light and radiator.

Second Floor Landing

Carpeted landing. Access to all Second Floor rooms. Storage cupboard and loft access.

Bedroom One

16'3" x 11'2"

UPVC double glazed window to front. Bespoke fitted wardrobes. Carpet, ceiling light and radiator. Access to En Suite.

En Suite

8'5" x 5'1"

Three piece bathroom suite comprising; walk in twin shower cubicle with sliding glass partition, pedestal wash hand basin and low flush WC. Floor and wall tiles. Ceiling light and radiator.

Bedroom Two

16'3" x 9'3" (at widest point)

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

Front Exterior

Off road parking to front. Paved pathway. Access to integral garage.

Rear Exterior

Well maintained private rear garden. Paved patio area and artificial lawn with decorative surround.

Further Information

