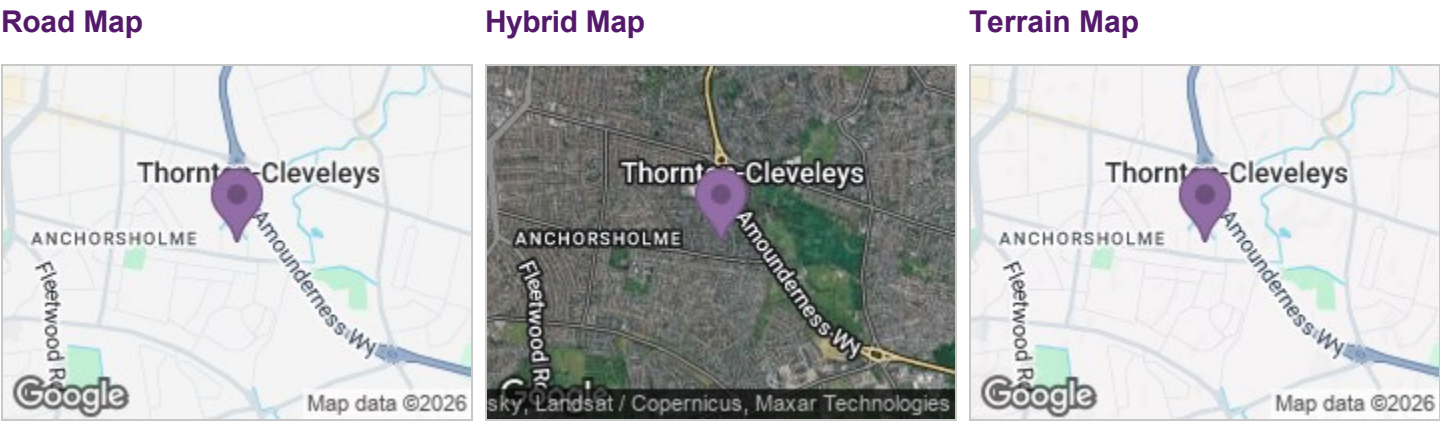
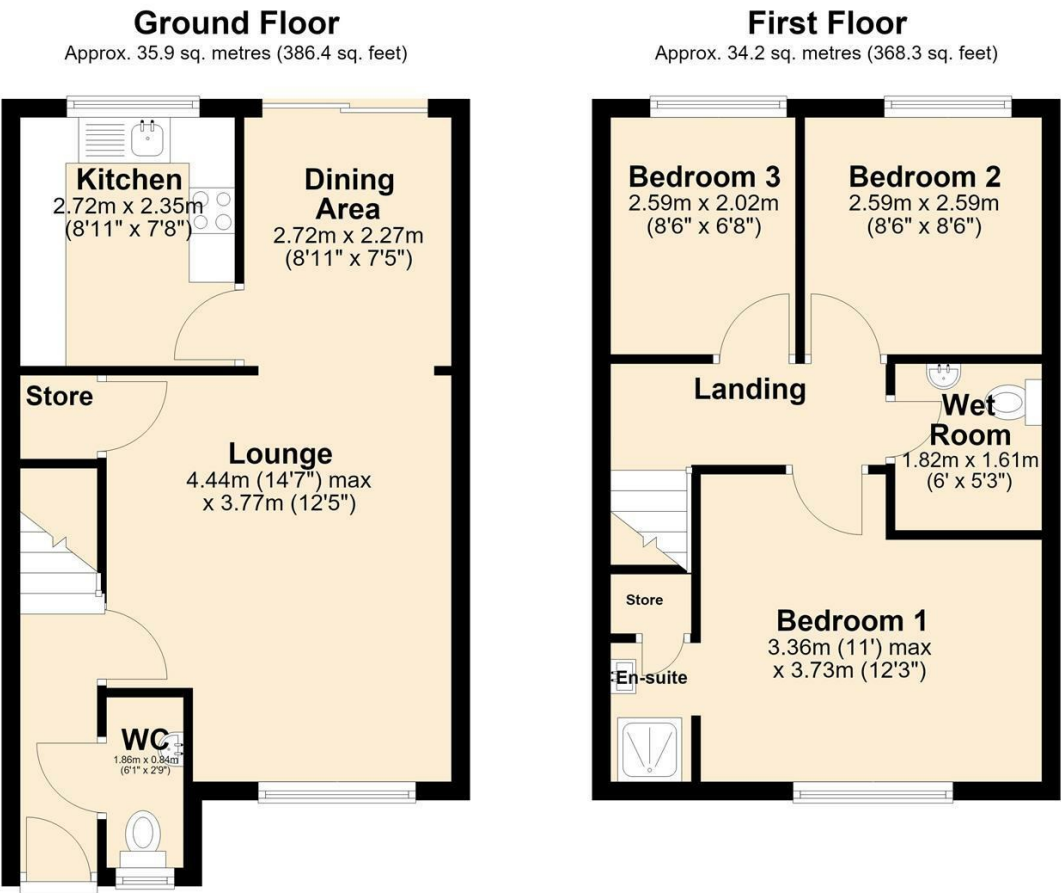




Floor Plan



4 Moorhen Place

, Thornton-Cleveleys, FY5 3FS

Offers In The Region Of £160,000

Tenure - Leasehold
Lease Term: 999 Years From 1st January 1993
Ground Rent: Peppercorn - £60 Per Annum
No Gas Supply To Property
Council Tax Band - C - Wyre Borough Council
EPC Rating - D



Hallway

Door to front providing access from allocated parking bays. Stairs to front leading to first floor landing. High quality laminate flooring throughout. LED lighting. Ecostrad iQ Ceramic WiFi Controlled Electric Radiator.

Ground Floor WC

6'1" x 3'1"
UPVC double glazed opaque window to front. Low flush WC and pedestal wash hand basin. High quality laminate flooring. Green subway tiles to wall. LED lighting.

Lounge

14'6" x 12'4"
UPVC double glazed window to front. High quality laminate flooring throughout. LED lighting. Ecostrad iQ Ceramic WiFi Controlled Electric Radiator. Open access through to Dining Area.

Dining Area

8'11" x 7'5"
UPVC double glazed sliding door to rear providing access to rear garden. High quality laminate flooring throughout. LED lighting. Ecostrad iQ Ceramic WiFi Controlled Electric Radiator.

Kitchen

8'11" x 7'8"
UPVC double glazed window to rear. Range of wall and base units with complimentary worktops above. Stainless steel sink unit with mixer tap above. Ceramic electric hob with concealed extractor fan above. Integral electric oven. Integral fridge and freezer. High quality laminate flooring throughout. LED lighting.

First Floor Landing

Carpeted stair case leading from ground floor hallway to first floor landing. Access to all first Loft access.

Bedroom One

12'2" x 11'0"
UPVC double glazed window to front. Open access to en-suite housing shower cubicle, pedestal wash hand basin and over stairs storage cupboard. Freestanding wardrobes. Carpet, LED lighting. Ecostrad iQ Ceramic WiFi Controlled Electric Radiator.

Bedroom Two

8'5" x 8'5"
UPVC double glazed window to rear. Carpet, LED lighting. Ecostrad iQ Ceramic WiFi Controlled Electric Radiator.

Bedroom Three

8'5" x 6'7"
UPVC double glazed window to rear. Carpet, LED lighting. Ecostrad iQ Ceramic WiFi Controlled Electric Radiator.

Wet Room

5'11" x 5'3"
Open wet room with electric shower, low flush WC and pedestal wash hand basin. Vertical electric radiator and LED lighting.

Front Exterior

Allocated parking for two cars to front. Visitor parking

Rear Exterior

Low maintenance rear garden with paved patio and pathway and decorative graveled areas. Gated rear access to ginnel providing access for bins.

Further Information

