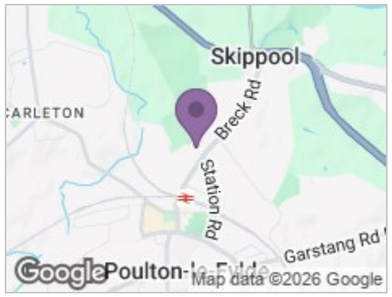
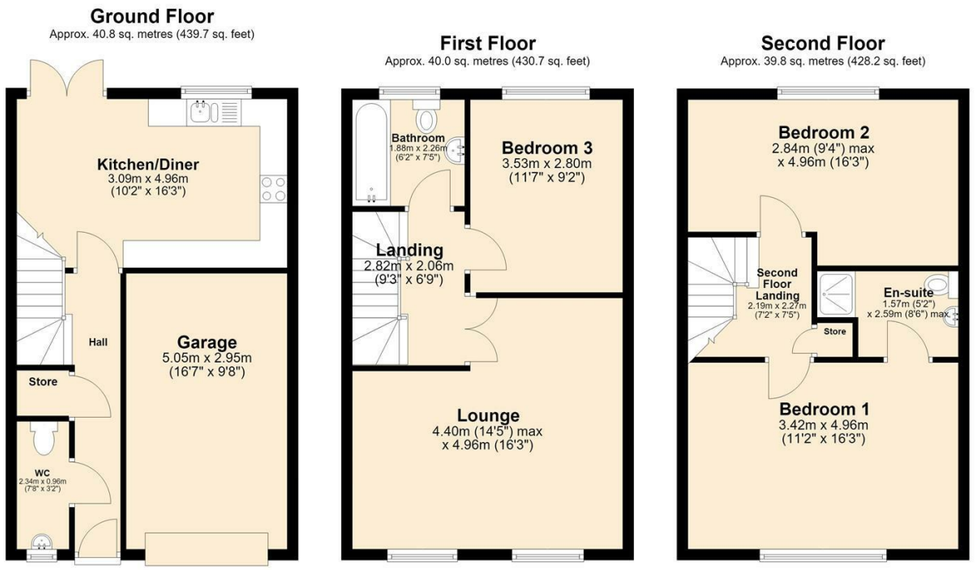
## Road Map

## 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.

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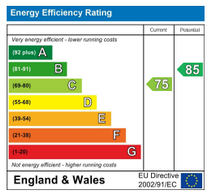
## Energy Efficiency Graph

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# 9 Farriers Way

, Poulton-Le-Fylde, FY6 7AN

**Offers In The Region Of £295,000** 3 2 1 C

# 9 Farriers Way

, Poulton-Le-Fylde, FY6 7AN

## Offers In The Region Of £295,000

**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 Ifot access.

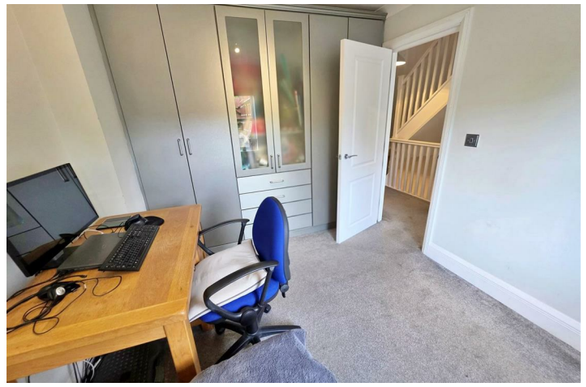
**Bedroom One**
16'3" x 11'2"
UPVC double glazed window to front. Bespoke fitted wardrobes. Carpet, ceiling light and radiator. Access to En Suite.

**En Suite**
8'5" x 5'1"
Three piece bathroom suite comprising; walk in twin show 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**

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