

Road Map



Hybrid Map



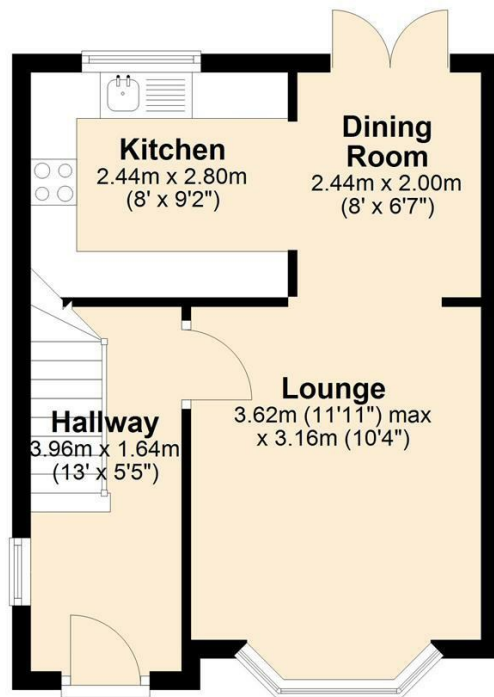
Terrain Map



Floor Plan

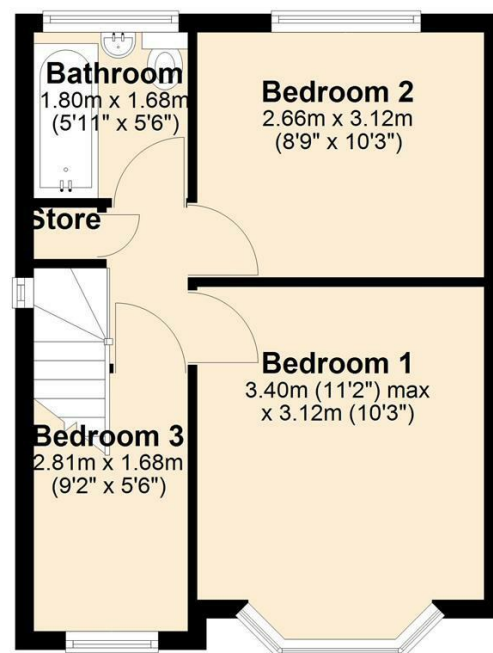
Ground Floor

Approx. 31.0 sq. metres (333.8 sq. feet)



First Floor

Approx. 31.0 sq. metres (334.0 sq. feet)



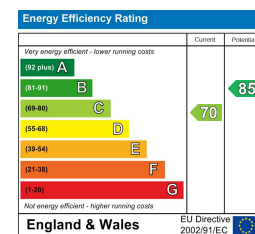
76 Sefton Avenue
, Poulton-Le-Fylde, FY6 8BL

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 firm's 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 £199,000



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Hallway

Door to front providing access into property from external porch. Stairs to front providing access to first floor landing. Access to ground floor rooms. Ceiling light, radiator and carpet.

Lounge

11'10" x 10'4"
UPVC double glazed bay window to front. Feature fireplace housing real flame gas fire. Open access to Dining Room. Carpet, ceiling lights and radiator.

Dining Room

8'0" x 6'6"
Open access leading through to Kitchen. UPVC double glazed patio doors to rear. Carpet, ceiling light and radiator.

Kitchen

9'2" x 8'0"
UPVC double glazed window to rear. Range of wall and base units and complimentary butcher block style worktop above. Electric ceramic hob with electric oven beneath and extractor above. Stainless steel sink unit with mixer tap above. Plumbed for washing machine. Ceiling light and geometric patterned vinyl flooring.

First Floor Landing

UPVC double glazed opaque window to side. Access to all first floor rooms. Loft access. Storage cupboard. Carpet and ceiling light.

Bedroom One

11'1" x 10'2"
UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

Bedroom Two

10'2" x 8'8"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Three

9'2" x 5'6"
UPVC double glazed window to front. Carpet, ceiling light and radiator.

Bathroom

5'10" x 5'6"
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; 'P' shaped panel bath with shower above and glass partition, pedestal wash hand basin and low flush WC. Neutrally tiled wall. Vinyl flooring and towel heater.

Front Exterior

Paved driveway and front lawn.
Access to side leading to detached single garage and gated access to rear garden

Rear Exterior

Large lawned rear garden with paved patio.
Segmented concrete garage with flat timber roof.
Up and over garage door to front.

Further Information

Tenure - Freehold
Council Tax Band - C - Wyre Borough Council
EPC Rating C
Gas Central Heating
UPVC Double Glazed Throughout

