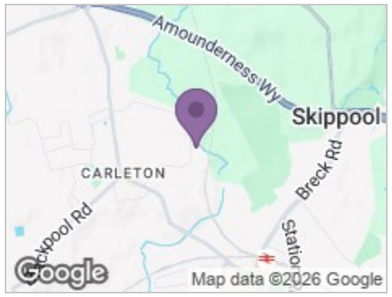
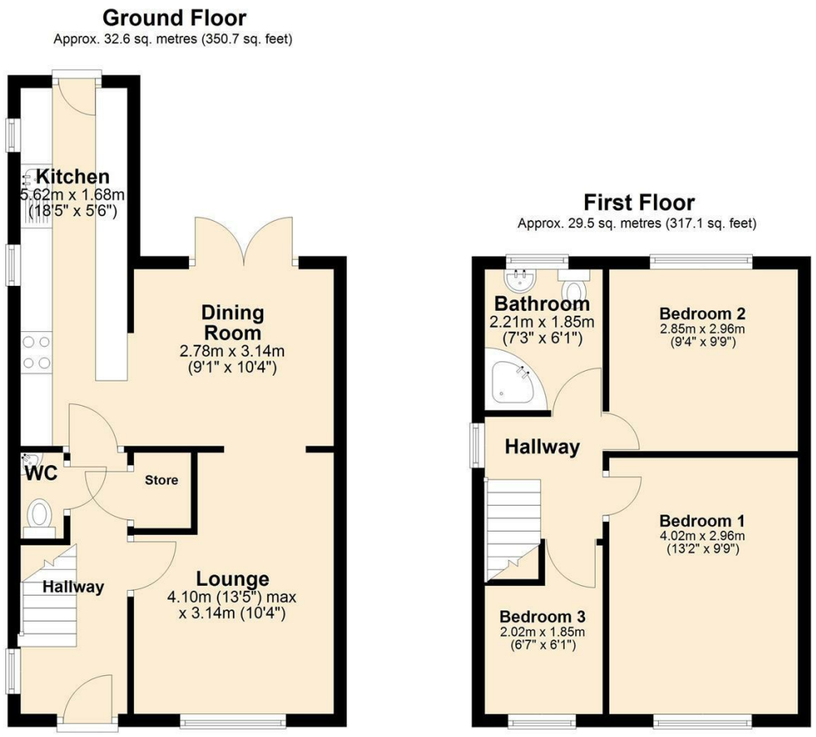
## Road Map

## Hybrid Map

## Terrain Map




## Floor Plan

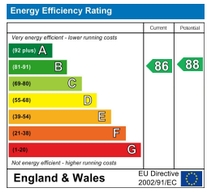



## Viewings

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.

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

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# 5 Knaresborough Close

Carleton, Poulton-le-fylde, FY6 7SJ

## Offers Over £200,000

3 | 1 | 2 | B

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Carleton, Poulton-le-fylde, FY6 7SJ

## Offers Over £200,000

**Hallway**
UPVC double glazed front door with leaded stained opaque window. Stairs to front leading to first floor landing. Under stairs storage cupboard. Fitted storage cupboard. Laminate flooring, ceiling light and radiator. Access to all ground floor rooms.

**Ground Floor WC**
Opaque UPVC double glazed window to side. Two piece white suite comprising; wash hand basin and WC, half tiled walls, radiator and carpet.

**Lounge**
13'5" x 10'3"
UPVC double glazed window to the front. Modern electric fire place. Newly laid carpet throughout, radiator and ceiling lights.

**Dining Room**
13'5" x 9'1"
UPVC double glazed French style patio door to rear. Open access into kitchen with breakfast bar. Newly laid carpet throughout, radiator and ceiling lights.

**Kitchen**
18'3" x 5'6"
Two UPVC double glazed windows to the side elevation & UPVC double glazed door and window to the rear garden. Extensive range of modern wall and base units with grey granite effect laminate work surfaces, integral gas hob with illuminated overhead extractor, integral double electric oven, integral dish washer. Integral fridge freezer and stainless steel sink with drainer. Splash back tiled walls and tiled flooring. Open access through to Dining Room.

**First Floor Landing**
UPVC double glazed opaque window to side. Access to all first floor rooms. Loft access. Airing cupboard. Newly laid carpet and ceiling light.

**Bedroom One**
14'6" x 9'7"
UPVC double glazed window front. Fitted wardrobes. Newly laid carpet throughout, radiator and ceiling lights.

**Bedroom Two**
10'4" x 11'1"
UPVC double glazed window rear. Newly laid carpet throughout, radiator and ceiling lights.

**Bedroom Three**
9'8" x 6'4"
UPVC double glazed window front. Newly laid carpet throughout, radiator and ceiling lights.

**Shower Room**
Opaque UPVC double glazed window rear. Newly installed three piece suite comprising; large corner shower cubicle, pedestal wash hand basin and WC. Fully tiled walls and floor. Ceiling light and wall mounted towel heater,

**Front Exterior**
Front grass lawn and paved driveway to side providing off road parking.

**Rear Exterior**
Paved patio area and lawned rear garden.

**Garage**
Single detached brick built garage with up and over door, power and lighting

**Other Details**
Council Tax Band - B - Wyre Borough Council

EPC Rating - B
Solar Panels To Roof Are Owned Outright with No Lease Agreement.