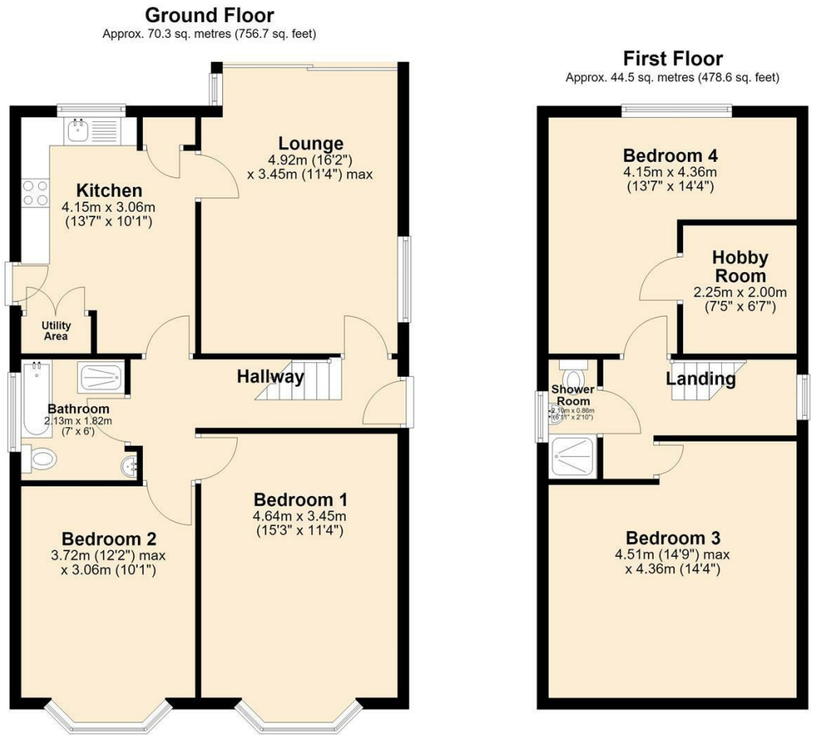
Road Map

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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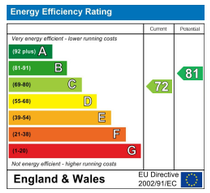
Energy Efficiency Graph



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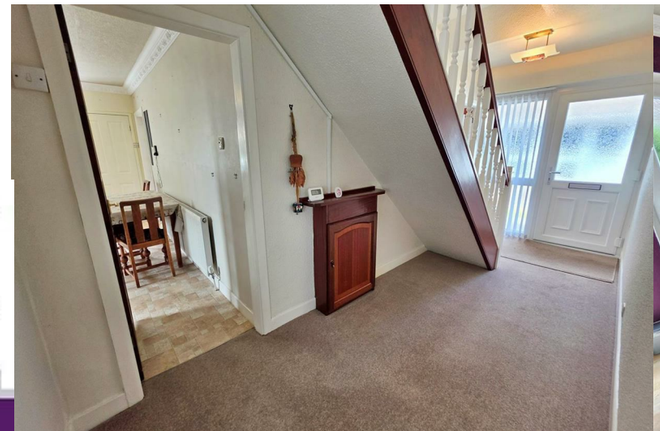
33 Rydal Road

Hambleton, Poulton-Le-Fylde, FY6 9BL

Offers In The Region Of £270,000 4 2 1 C



33 Rydal Road

Hambleton, Poulton-Le-Fylde, FY6 9BL

Offers In The Region Of £270,000

Introduction
A spacious four-bedroom detached family home, quietly situated within a peaceful and desirable neighbourhood, offering versatile living accommodation and lots of potential.

The property benefits from four bedrooms, two bathrooms and generous living space, making it an ideal home for a growing family, with plenty of scope for buyers to modernise and put their own stamp on the property.

Externally, there is off-road parking, a garage and a private, well-established garden, providing plenty of space for outdoor living and entertaining.

A fantastic additional feature is the 16 solar panels, offering the potential for improved energy efficiency and reduced electricity costs.

Ideally located close to local schools and amenities, this is an excellent opportunity to purchase a spacious detached family home with huge potential, in a quiet and convenient location.

The property is offered with no onward chain.

Entrance Hall
Door to side providing access from side driveway. Stairs leading to first floor landing. Access to all ground floor rooms. Carpet, ceiling light and radiator.

Lounge
16'1" x 11'3"
UPVC sliding door to rear providing access to garden and UPVC window to side. Gas fire housed within chimney breast. Wall lights and radiator. Access through to Kitchen

Kitchen/Diner
13'7" x 10'0"
UPVC double glazed window to rear. UPVC door to side providing access to garden. Range of wall and base units with worktops above. Ceramic electric hob. Integral double oven. Composite sink unit with mixer tap above. Fitted larder cupboard and utility cupboard. Plumbed for dishwasher. Vinyl flooring, ceiling light and radiator.

Bedroom One
15'2" x 11'3"
UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

Bedroom Two
12'2" x 10'0"
UPVC double glazed bay window to front. Carpet, ceiling light and radiator. Fitted bedroom surround storage cupboards.

Bathroom
6'11" x 4'0"
UPVC double glazed opaque window to side. Four piece bathroom suite comprising; panel bath, twin shower cubicle with glass partition, low flush WC and pedestal wash hand basin. Vinyl flooring, ceiling light and radiator.

First Floor Landing
UPVC double glazed opaque window to side. Access to all first floor rooms.

Bedroom Three
14'9" x 14'3"
UPVC double glazed windows to front. Laminate flooring, ceiling lights and radiator.

Bedroom Four
14'3" x 13'7" (at widest points)
UPVC double glazed window to rear. Eaves storage cupboards. Access to Hobby Room. Laminate flooring, ceiling lights and radiator.

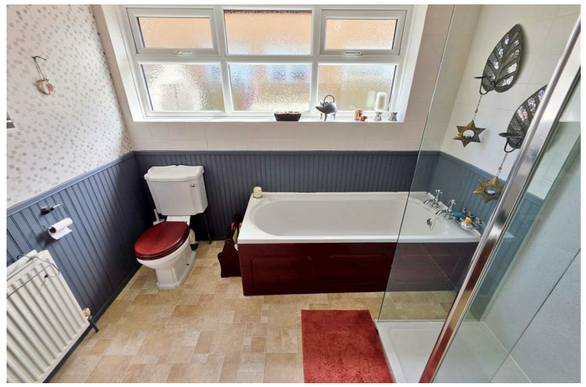
Hobby Room
7'4" x 6'6"
Velux skylight to side. Presently presented as hobby room but versatile space for storage or dressing room.

Shower Room
6'10" x 2'9"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; walk in shower cubicle, wall mounted wash hand basin and low flush WC. Carpet and ceiling light.

Garage
16'4" x 8'0"
Up and over door to front. Door to rear providing access from rear garden. Power and lighting.

Front Exterior
Printed concrete driveway to side, providing access for two vehicles. Access to property and garage.

Lawned front garden with established shrubs and hedges.

Rear Exterior
Printed concrete patio to side and rear.
Lawned area and established shrubs and trees.

Further Information
Tenure - Freehold
EPC Rating C
Council Tax Band - E - Wyre Borough Council
Solar Panels To Roof Generating