

Road Map



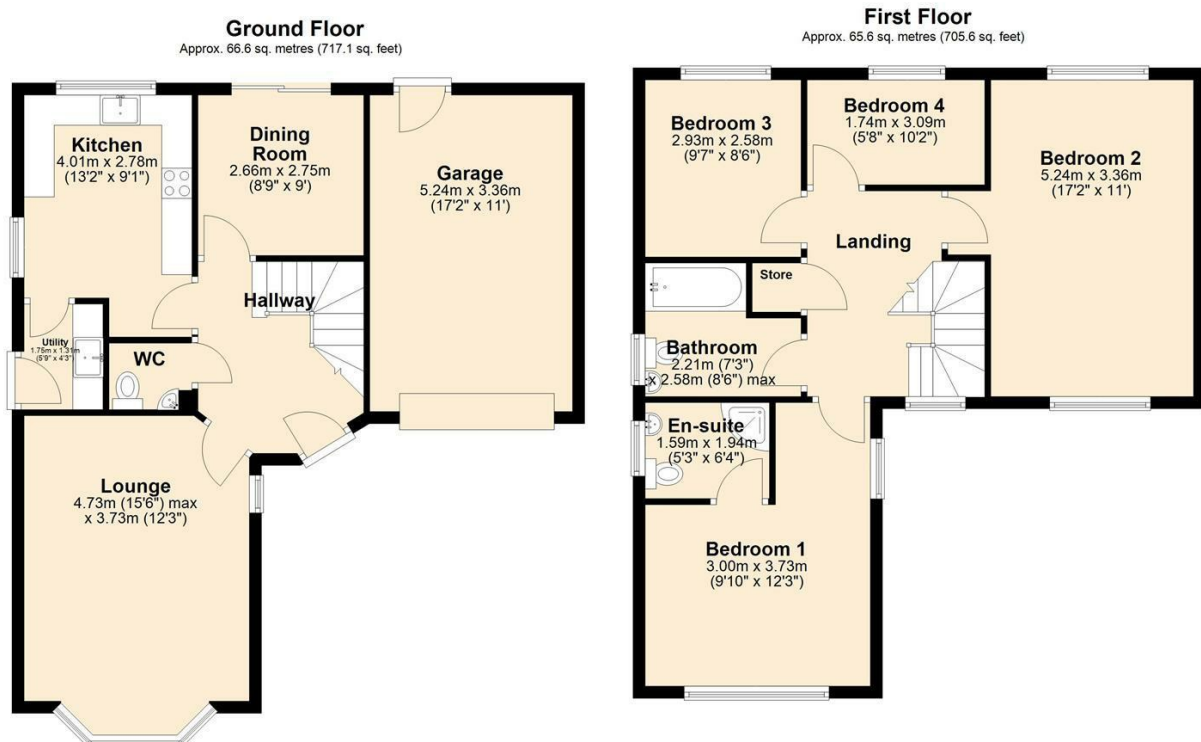
Hybrid Map



Terrain Map



Floor Plan



15 Newman Grove

, Thornton-Cleveleys, FY5 2WT

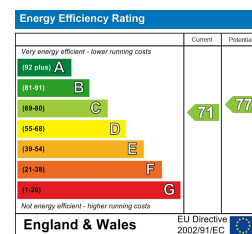
Offers In The Region Of £360,000

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.

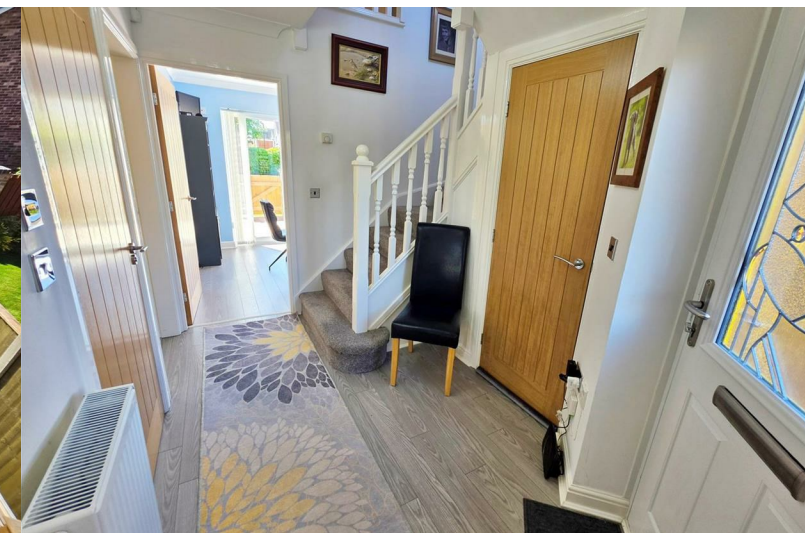
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Energy Efficiency Graph



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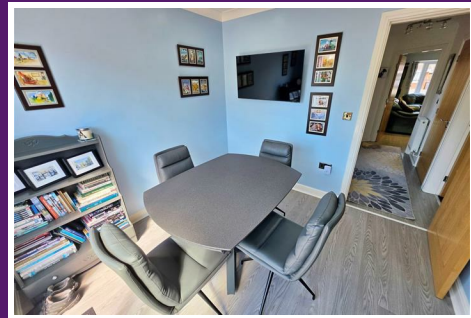
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Entrance Hallway

Composite door to front providing access from front driveway. Stairs to side leading to first floor landing. Under stairs storage cupboard. Access to ground floor rooms. Laminate flooring, ceiling light and radiator.

Lounge

15'6" x 12'2"

UPVC double glazed bay window to front and UPVC double glazed window to side. Feature place housing real flame gas fire. Laminate flooring, ceiling and wall lights and radiator.

Dining Room

9'0" x 8'8"

Double glazed sliding door to rear providing access to decked garden patio.

Kitchen

13'1" x 9'1"

UPVC double glazed windows to side and rear. Range off all and base units with complimentary worktops above. Ceramic hob with extractor above. Integral double oven. Plumbed for dishwasher. Integral fridge and freezer. Sunken sink with mixer tap above. Tiled floors and walls. Ceiling light and radiator. Access through to Utility Room

Utility

5'8" x 4'3"

Door leading to side exterior. Wall units and base unit with complimentary worktop above. Sunken sink with mixer tap above. Plumbed for washing machine and space for tumble dryer. Tiled splash back to walls, tiled floor and ceiling light.

WC

Low flush WC and wall mounted wash hand basin. Tiled floor, tiled splash back to wall, radiator and ceiling light.

First Floor Landing

Galleried landing with UPVC double glazed window to front. Access to all first floor rooms. Airing cupboard. Loft access. Carpet and ceiling light.

Bedroom One

12'2" x 9'10"

UPVC double glazed window to front and side. Fitted bedroom wardrobes and vanity unit. Carpet, ceiling light and radiator. Access through to En Suite.

En-Suite

6'4" x 5'2"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; corner shower cubicle, low flush WC and vanity wash hand basin. Tiled walls and floor, towel heater and radiator.

Bathroom

8'5" x 7'3"

UPVC double glazed window to side. Three piece bathroom suite comprising; panel bath with shower above, pedestal wash hand basin and low flush WC. Tile wall and floor, towel heater and ceiling light.

Bedroom Three

9'7" x 8'5"

UPVC double glazed window to rear. Fitted wardrobes. Carpet, ceiling light and radiator.

Bedroom Four

10'1" x 5'8"

Presently dressed as an office. UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bedroom Two

17'2" x 11'0"

UPVC double glazed window to front and rear providing dual aspect views. Fitted wardrobes. Carpet, ceiling light and radiator.

Integral Garage

17'2" x 11'0"

Up and over door to front. UPVC door to rear. Power and lighting. Combi boiler.

Front Exterior

Printed concrete driveway providing off road parking for numerous vehicles. Side access.

Rear Exterior

Landscaped private garden with decked patio area.

Further Information

Tenure - Freehold (Build Year circa 2001)

EPC Rating C

Council Tax Band - E - Wyre Borough Council

