

Road Map



Hybrid Map

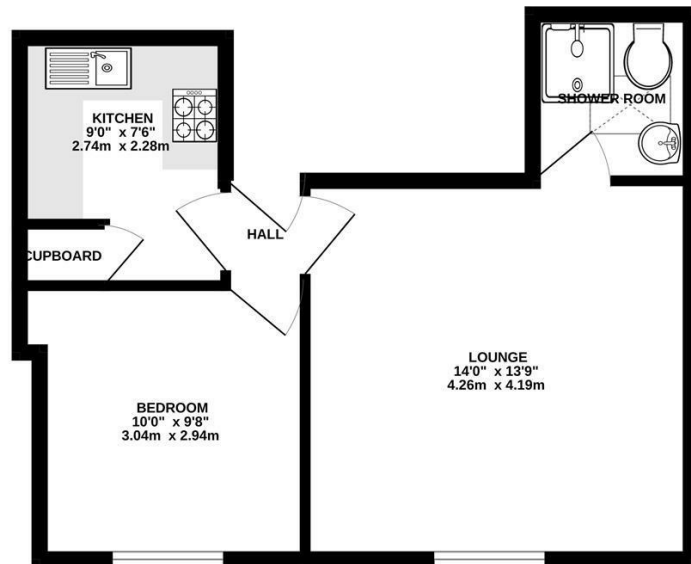


Terrain Map



Floor Plan

GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



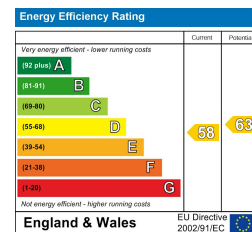
TOTAL FLOOR AREA- 403 sq.ft. (37.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.  
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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



59 Breck Road

, Poulton-Le-Fylde, FY6 7AQ

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## Communal Hallway

External stair case from rear car parking leading to first floor external landing. Carpeted internal stair case leading to 2nd floor communal landing.

## Hallway

Access to all rooms. Wood effect laminate flooring and ceiling light.

## Lounge

13'11" x 13'8"  
Large UPVC double glazed window to front. Vaulted ceiling providing spacious, light and open reception space. Wood effect laminate flooring. Brick effect feature wallpaper. Ceiling light and radiator. Access to Shower Room.

## Shower Room

6'0" x 5'8"  
Double glazed skylight to ceiling. Three piece bathroom suite comprising; walk in shower cubicle, vanity wash hand basin with storage underneath and low flush WC. Tiled walls and floors. Ceiling light and chrome towel heater.

## Bedroom

9'11" x 9'7"  
Double glazed window to front. Flooring to ceiling wardrobes with sliding mirrored doors. Wood effect laminate flooring, ceiling light and radiator.

## Kitchen

8'11" x 7'5"  
Range of wall and base units with complimentary worktop above. Ceramic electric hob with extractor above. Electric oven. Plumbed for washing machine. Stainless steel sink unit with mixer tap above. Tiled splashback to wall and tiled floor. Ceiling light and

radiator. Cupboard housing hot water tank. Boiler boxed in to cupboard.

## Parking

Communal garden areas with parking space to rear.

## Further Information

Tenure - Leasehold  
999 Years From Build  
Maintenance Charge: £150 per month.  
Ground Rent: £129.81 per annum - paid to E & M (Estates & Management Ltd)  
EPC Rating - D  
Council Tax Band - A - Wyre Borough Council  
Gas Central Heating  
Double Glazed

