

Road Map



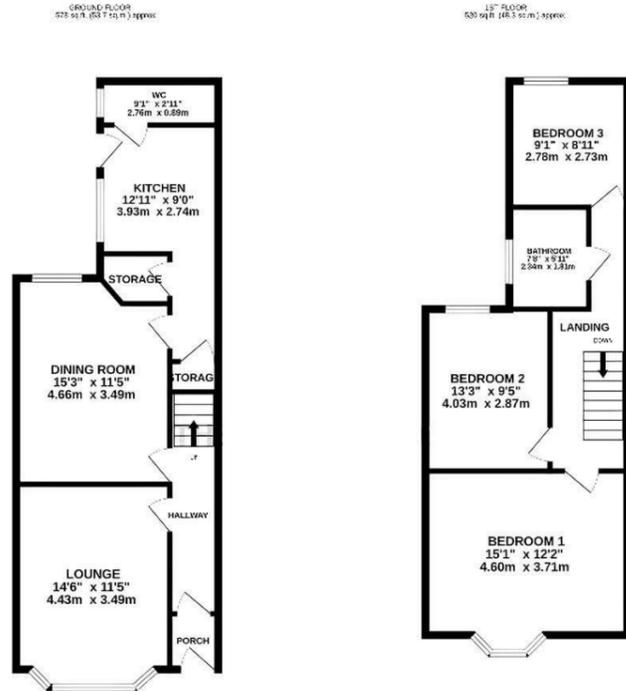
Hybrid Map



Terrain Map



Floor Plan



TOTAL FLOOR AREA: 1560 sq ft (143.7 sq m) approx.
 *With energy performance and health & safety information on request. See our website for more information.
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30 Dryden Road
 , Fleetwood, FY7 6RH

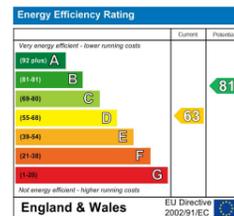
Offers In The Region Of £160,000

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.

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



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Porch

Door to front leading from front courtyard garden. Original floor tiles.

Hallway

Access to all ground floor rooms. Stairs to front leading to first floor landing. Newly laid carpet, ceiling light and radiator.

Lounge

14'6" x 11'5"

UPVC double glazed bay window to front. Newly laid carpet, ceiling light and radiator.

Dining Room

15'3" x 11'5"

UPVC double glazed window to rear. Newly laid carpet, ceiling light and radiator. Access through to Kitchen.

Kitchen

12'10" x 8'11"

UPVC double glazed window side. Range of wall and base units with complimentary worktops above. 1.5 stainless steel sink unit with mixer tap above. Ceramic electric hob with ceramic splash back behind, electric oven beneath and extractor above. Integral dishwasher. Integral fridge & freezer. Integral washing machine. Wood effect laminate flooring throughout. UPVC door to side leading to rear garden.

Ground Floor WC

9'0" x 2'11"

UPVC double glazed opaque window to side. Low flush WC and vanity wash hand basin. Geometric patterned, tile effect vinyl flooring, ceiling light and radiator.

Utility Room

Internal utility room providing plumbing for washing machine and space for tumble dryer. Combi boiler fitted.

First Floor Landing

Bedroom One

15'1" x 12'2"

UPVC double glazed bay window to front. Newly laid carpet, ceiling light and radiator.

Bedroom Two

13'2" x 9'4"

UPVC double glazed window to rear. Newly laid carpet, ceiling light and radiator.

Bedroom Three

9'1" x 8'11"

UPVC double glazed window to front. Newly laid carpet, ceiling light and radiator.

Bathroom

9'3" x 6'3"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; panel bath with glass partition and rainfall shower above, pedestal wash hand basin and low flush WC. Geometric patterned, tile effect vinyl flooring, ceiling light and radiator.

Front Exterior

Small walled courtyard.

Rear Exterior

Low maintenance rear yard with rear ginnel access.

Further Information

Tenure - Freehold

EPC Rating - D

Council Tax Band - B - Wyre Borough Council

Fully Re-Wired Circa 2025

Renovated To A High Standard Throughout

