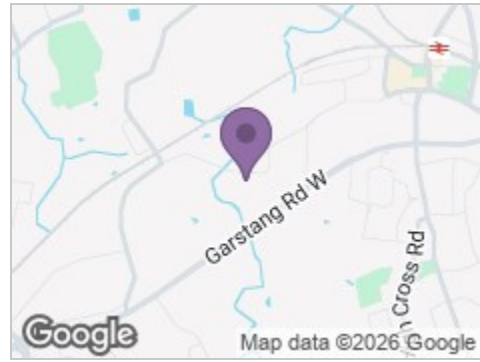


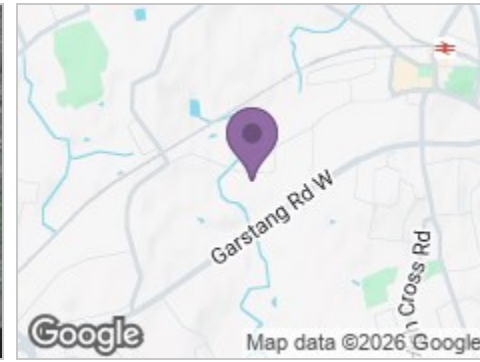
Road Map



Hybrid Map



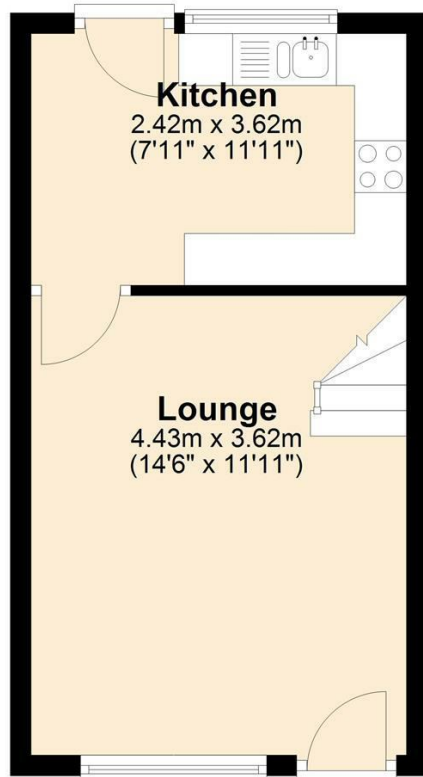
Terrain Map



Floor Plan

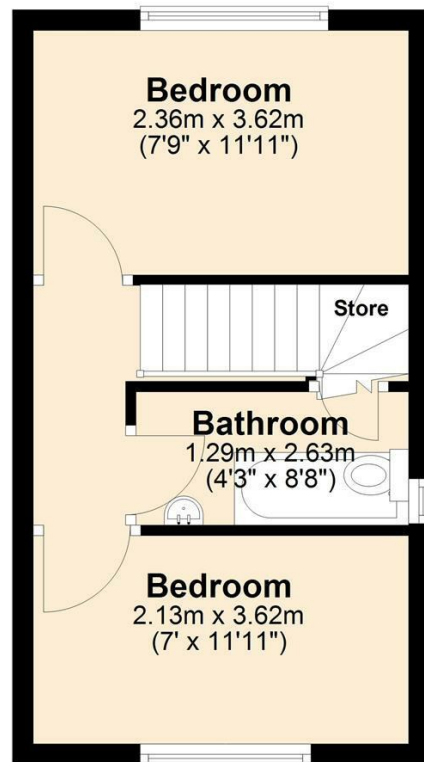
Ground Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.6 sq. feet)



11 Falcon Drive

, Poulton-Le-Fylde, FY6 7UF

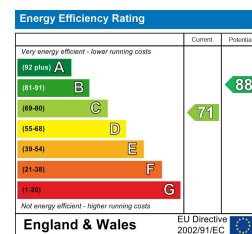
Offers In The Region Of £170,000 2 1 1

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



# 11 Falcon Drive

, Poulton-Le-Fylde, FY6 7UF

Offers In The Region Of £170,000



## Lounge

14'6" x 11'10"

Door to front providing access from front garden. Stairs leading to first floor landing. Under stairs storage cupboard. Newly laid carpet, ceiling light and radiator.

## Kitchen

11'10" x 7'8"

UPVC double glazed window to rear. UPVC door to rear leading out to rear garden. Range of wall and base unit with worktop above. Stainless steel sink unit with mixer tap above. Four ring gas hob with electric oven beneath and extractor fan above. Plumbed for washing machine. Vinyl flooring, ceiling light and radiator.

## First Floor Landing

Access to all first floor rooms. Newly laid carpet and ceiling light.

## Bedroom One

11'10" x 7'8"

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

## Bathroom

8'7" x 4'2"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; panel bath with shower above, vanity wash hand basin and low flush WC. Over stairs storage cupboard. Geometric patterned vinyl flooring, ceiling light and radiator.

## Bedroom Two

11'10" x 6'11"

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

## Front & Side Exterior

Wrap around lawned garden with established hedges.

## Rear Garden

Low maintenance rear garden with access to single garage.

## Further Information

Tenure - Freehold

EPC Rating C

Council Tax Band - B - Wyre Borough Council

