

## Road Map



## Hybrid Map



## Terrain Map



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## Floor Plan

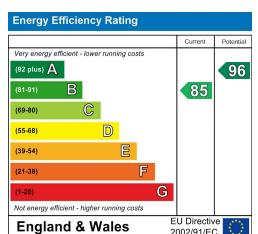


## Viewings

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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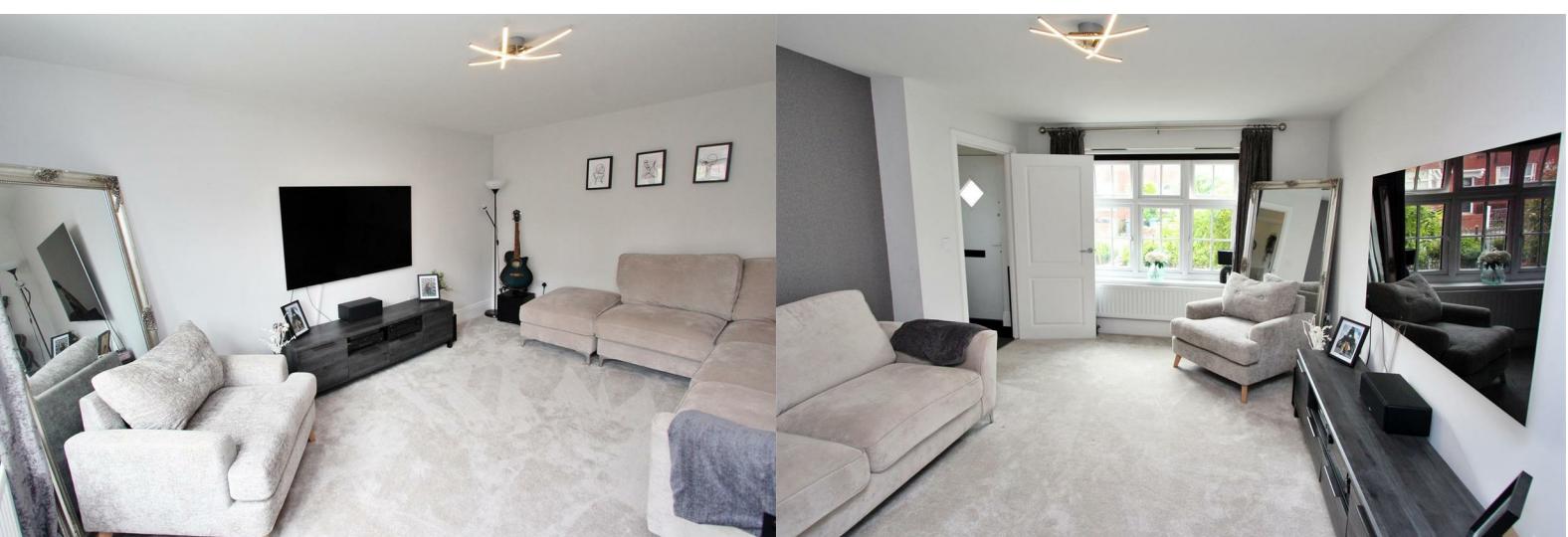
Call us now on **01253 883311**  
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## 6 Fairlie Terrace

Station Road, Poulton-Le-Fylde, FY6 7XF

Offers Over £300,000



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## Hallway

Door to front leading from front driveway. Access to all ground floor rooms. Stairs to side leading to first floor landing. Tiled floors, ceiling light and radiator.

## Lounge

16'4" (to bay) x 11'4"  
UPVC double glazed window to front. Carpet, ceiling lights and radiator.

## Ground Floor WC

UPVC double glazed opaque window to front. Low flush WC and wall mounted wash hand basin. Tiled wall and floor. Ceiling light and radiator.

## Kitchen/Diner

19'3" x 13'3"  
UPVC double glazed window to rear and UPVC double glazed French style patio doors leading to rear garden. Range of wall and base units with complimentary worktops above. Integral double oven. Integral Fridge & Freezer. Gas hob with wall mounted extractor fan above, Stainless steel sink unit with flexi mixer tap above. Breakfast Bar. Integral dish washer. Storage cupboard housing washing machine and tumble dryer. Tiled floor. Splash back tiles to kitchen walls. Spotlights and radiator.

## First Floor Landing

Access to all first floor rooms. Further access to 2nd floor. Carpet and ceiling light.

## Bedroom Two

14'5" x 11'2"  
UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

## Bedroom Three

11'9" x 11'3"  
UPVC double glazed window to front. Carpet, ceiling lights and radiator.

## Bedroom Four/Office

10'5" x 8'3"  
UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

## Family Bathroom

8'0" x 5'7"  
UPVC double glazed opaque window to front. Three piece bathroom comprising; panel bath with shower above and glass partition, low flush WC and pedestal wash hand basin. Tiled wall and floors. Towel heater and ceiling lights

## Second Floor Landing

Access to Master Bedroom. Carpet and ceiling lights.

## Master Bedroom

15'10" x 15'2"  
Double glazed Velux Skylights to front and rear. Fitted bespoke wardrobes. Carpet, ceiling lights and radiator. Access to En-Suite Shower room.

## En Suite

9'3" x 5'5"  
UPVC double glazed window to rear. Three piece bathroom suite comprising; walk in shower cubicle, low flush WC and pedestal wash hand basin. Storage cupboard. Tiled walls and floors. Towel heater and ceiling lights.

## Front Exterior

Off road parking to front elevation. Small front courtyard garden with paved pathway.  
Side access to rear garden and single garage.

## Rear Garden

Low maintenance rear garden with central lawn and patio areas.

## Key Details

Tenure - Freehold  
EPC Rating B  
Council Tax Band - D - Wyre Borough Council  
10 Year NHBC Warranty in place from 2017.

## agents disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending

Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

