Road Map



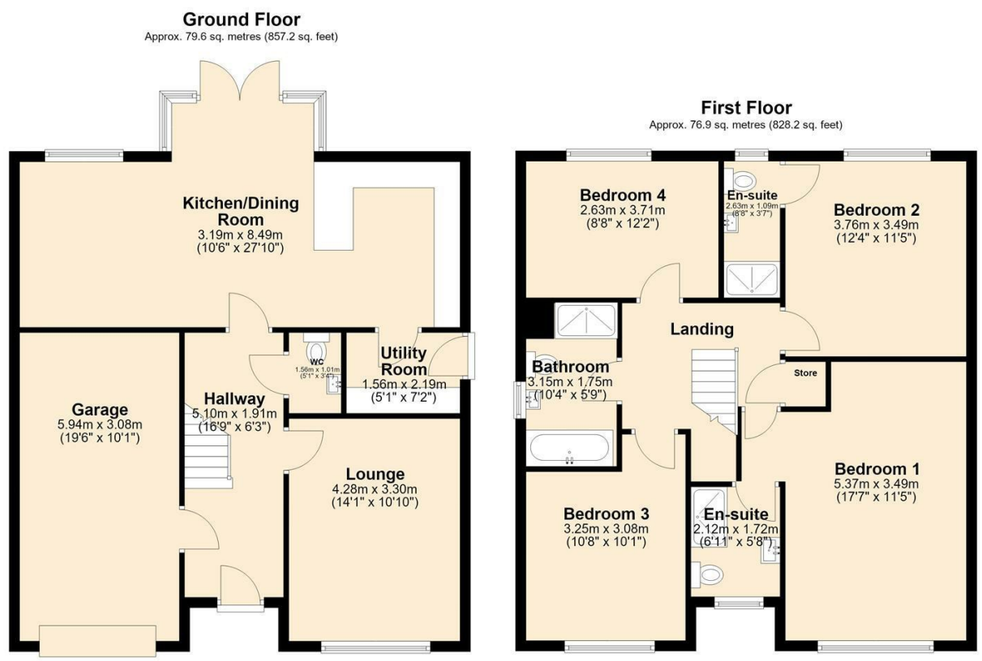
Hybrid Map



Terrain Map



Floor Plan

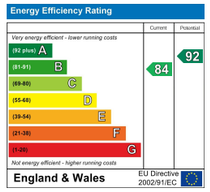


Viewings

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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3 Buttercup Lane

, Poulton-Le-Fylde, FY6 7ZW

Offers In The Region Of £449,950 | 4 | 3 | 2 | B





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Hallway
Composite door to front providing access from front driveway. Decorative geometric, patchwork tiling blending into engineered oak flooring. Access to all ground floor rooms. Carpeted staircase leading to first floor landing. Ceiling light and radiator.

Lounge
14'0" x 10'9"
UPVC double glazed window to front. Engineered oak flooring throughout, ceiling light and radiator.

WC
5'1" x 3'3"
Low flush WC and hand wash basin. Decorative geometric, patchwork tiled floor, ceiling light and radiator.

Garage
19'5" x 10'1"
Up and over door to front. Internal access from Ground Floor Hallway. Power and light. Combi boiler and consumer unit.

Open Plan Lounge/Kitchen/Diner
27'10" x 10'5"
UPVC double glazed windows to rear. UPVC patio doors to rear leading out to rear garden. To kitchen area: range of wall and base units with quartz worktops above. Fitted breakfast bar. Five ring has hob with ceiling mounted extractor above. Integral double oven. Integral fridge and freezer. Recessed stainless steel sin unit and drainer with mixer tap above. Integral dishwasher. Geometric patchwork floor tiles and ceiling lights.

To Dining/Lounge area: Engineered oak flooring throughout, ceiling light and radiator.

Utility Room
7'2" x 5'1"
Composite door to side providing exterior access. Wall and base unit wit complimentary quartz worktop above. Plumbed for washing machine. Recessed stainless steel sink unit. Larder cupboard. Geometric patchwork floor tiles, radiator and ceiling lights.

First Floor Landing
Open landing space providing ample access to all first floor rooms. Loft access. Airing cupboard. Engineered oak flooring throughout, ceiling light and radiator.

Bedroom One
17'7" x 11'5"
UPVC double glazed window to front. Bespoke fitted wardrobes. Engineered oak flooring throughout, ceiling light and radiator. Access through to Master En Suite.

En-Suite
6'11" x 5'7"
UPVC double glazed opaque window to front. Three piece bathroom suite comprising walk in shower cubicle. vanity wash hand basin and low flush WC. Tiled wall and floor, ceiling light and chrome ladder style towel heater.

Bedroom Two
12'4" x 11'5"
UPVC double glazed window to rear. Engineered oak flooring throughout, ceiling light and radiator. Access through to En Suite.

En-Suite
8'7" x 3'6"
UPVC double glazed opaque window to front. Three piece bathroom suite comprising walk in shower cubicle. vanity wash hand basin and low flush WC. Tiled wall and floor, ceiling light and chrome ladder style towel heater.

Bedroom Three
10'7" x 10'1"
UPVC double glazed window to rear. Engineered oak flooring throughout, ceiling light and radiator.

Bedroom Four
12'2" x 8'7"
UPVC double glazed window to front. Engineered oak flooring throughout, ceiling light and radiator.
Presently dressed as home office.

Bathroom
10'4" x 5'8"
UPVC double glazed opaque window to rear. Four piece bathroom suite comprising; panel bath, pedestal wash hand basin, low flush WC and twin walk in shower cubicle. Tiled wall and floor, ceiling light and chrome ladder style towel heater.

Front Exterior
Paved front garden providing off road parking for two vehicles.
Well maintained grass lawned garden.
Access via private road serving only four homes.

Rear Exterior
Beautifully maintained family garden with paved patio, well established lawn and trees and shrubs to fence boundaries.

Further Informtion
Tenure - Freehold
EPC Rating B
Council Tax Band - F - Wyre Borough Council

