Road Map



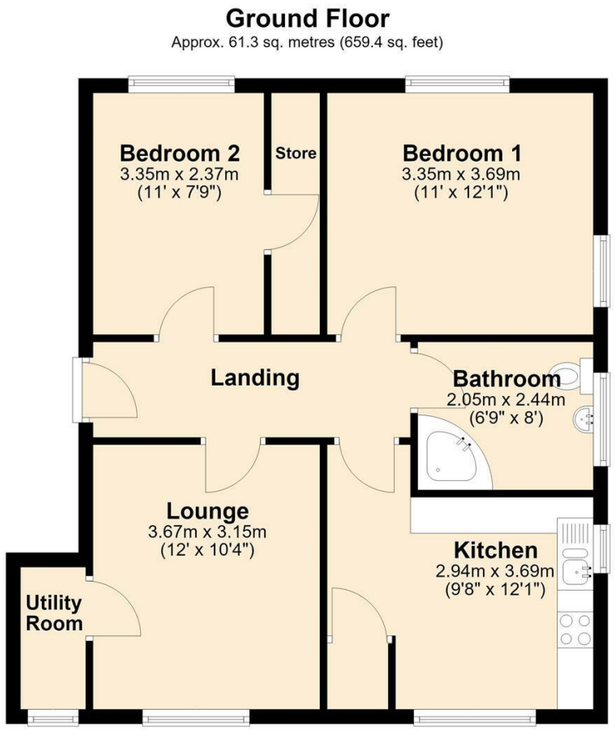
Hybrid Map



Terrain Map



Floor Plan

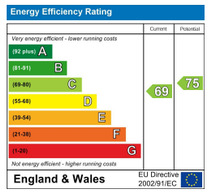


Viewings

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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7 Carr Close

, Poulton-Le-Fylde, FY6 8HY

Offers In The Region Of £110,000 — 2 — 1 — 1 — C





7 Carr Close

, Poulton-Le-Fylde, FY6 8HY

Offers In The Region Of £110,000





Communal Hallway
Communal entrance and stair case providing access to first floor landing.

Hallway
Wood flooring throughout. Access to all rooms. Loft hatch to ceiling. Radiator, ceiling light and radiator.

Lounge
12'0" x 10'4"
UPVC double glazed window to rear. Feature fireplace housing electric fire. Access through to Utility Room. Carpet, ceiling light and radiator.

Kitchen
12'1" x 9'7"
UPVC double glazed windows to side and rear. Range of wall and base units with complimentary worktops above. Four ring gas hob with electric oven beneath and extractor above. Plumbed for washing machine. Stainless steel sink unit with drainer and mixer tap. Cupboard housing combi boiler. Vinyl tiled floor, ceiling light and radiator.

Bedroom One
11'9".29'6" x 10'11"
UPVC double glazed windows to front and side. Carpet, ceiling light and radiator.

Bedroom Two
10'11" x 7'9"
UPVC double glazed window to front. Fitted storage cupboard with sliding doors. Hidden storage cupboard. Laminate flooring, ceiling light and radiator.

Bathroom
8'0" x 6'8"
UPVC double glazed opaque window to side. Three piece bathroom suite comprising; corner panel bath with shower above, pedestal wash hand basin and low flush WC. Tiled walls and floor. Ceiling light and radiator.

Loft
Spacious loft with high roof height. Ample for storage or even additional living space.

Exterior
The property includes:
*Lawned section of front garden.
*Large rear garden.
Both sections of garden space of show in the title plan within the picture gallery

Further Information
Tenure - Leasehold
Lease Term: 177 Years
Ground rent, service charge, and buildings insurance are combined into one payment of £61 per month.
Council Tax Band - A - Wyre Borough Council
EPC Rating C

