



- End Mews Property
- Two Double Bedrooms
- Lounge & Kitchen
- Downstairs WC
- Bathroom
- Parking & Garden
- No Onward Chain
- Sold AS A 35% Share

12 Aldwath Close
Poulton-Le-Fylde, FY6 9EZ

£49,000

A modern, two bedroom end mews property located on this popular development, located close to the village of Hambleton. The ground floor accommodation comprises of an entrance hall, downstairs WC, kitchen and lounge/dining area. To the first floor there are two good sized bedrooms and a family bathroom. Externally there is off road parking, whilst to the rear there is an enclosed garden mainly laid to lawn. The property benefits from having no onward chain. Price starts from £49,000 for a 35% share, with the ability to purchase a larger share if required. Rent and insurance fee £232.13 PCM.

Ground Floor

Entrance Hall 13' 5" x 3' 4" (4.09m x 1.02m)

Radiator, stairs to first floor.

Downstairs WC 5' 6" x 2' 9" (1.68m x 0.84m)

Low level WC, wash basin, radiator.

Lounge/Dining Area 15' 7" x 13' 9" (4.75m x 4.19m)

Three radiators, walk in storage cupboard, French doors to rear.

Kitchen 13' 2" x 6' 6" (4.01m x 1.98m)

Fitted with a range of base and eye level units comprising of a stainless steel sink and drainer, four ring electric hob with extractor over, oven, space for washing machine, built in fridge freezer, radiator, spot lighting, window to front.



First Floor

Landing

Airing cupboard, access to loft.

Bedroom One 13' 8" x 9' 6" (4.16m x 2.89m)

Radiator, window to front.

Bedroom Two 13' 7" x 12' 0" (4.14m x 3.65m)

Radiator, windows to rear.

Bathroom 6' 9" x 6' 9" (2.06m x 2.06m)

Suite comprising of a low level WC, wash basin panelled bathe with shower over, towel radiator.

External

To the front of the property there is a small garden, with parking to the side, whilst to the rear there is an enclosed garden.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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