



- Three Bedroom Semi Detached
- Downstairs WC
- Kitchen
- Lounge/Dining Area
- Bathroom
- Garden
- Driveway
- Sold As A 45% Share

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

£76,500

A modern three bedroom semi detached property, located on this popular development, located close to the village of Hambleton. Being sold as a 45% share, the ground floor accommodation comprises of an entrance hall, downstairs WC, kitchen and lounge/dining area. To the first floor there are three good sized bedrooms and a family bathroom. Externally the property occupies a larger than average plot, where there is a driveway providing off road parking for numerous vehicles. There is side access leading to the enclosed rear garden. Rent and insurance fee £293.19 PCM. Lease 115 years. Note: Property is subject to S106 and a local connection applies.

### Ground Floor

**Entrance Hall 11' 5" x 3' 4" (3.48m x 1.02m)**

Radiator, stairs to first floor.

**Downstairs WC 5' 7" x 2' 9" (1.70m x 0.84m)**

Low level WC, wash basin, radiator.

**Lounge/Dining Area 17' 6" x 16' 0" (5.33m x 4.87m)**

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

**Kitchen 11' 3" x 8' 8" (3.43m x 2.64m)**

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

Storage cupboard, access to loft.

**Bedroom One** 14' 0" x 8' 8" (4.26m x 2.64m)

Radiator, window to rear.

**Bedroom Two** 13' 8" x 8' 4" (4.16m x 2.54m)

Radiator, windows to front.

**Bedroom Three** 10' 0" x 7' 6" (3.05m x 2.28m)

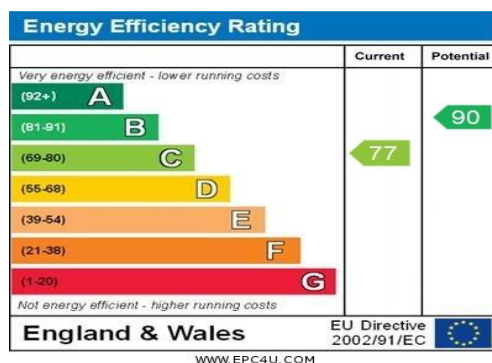
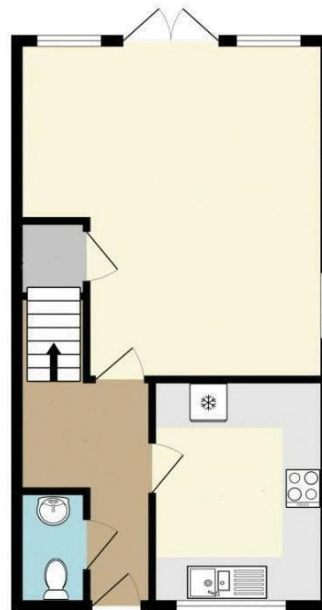
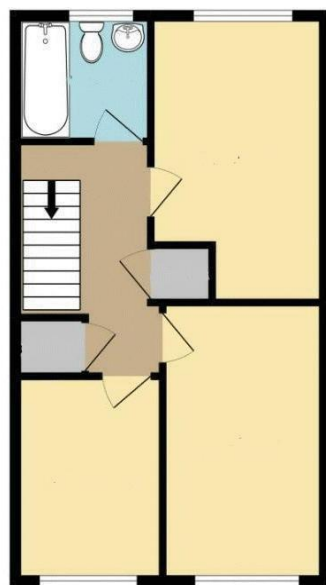
Radiator, window to front.

**Bathroom** 6' 7" x 6' 3" (2.01m x 1.90m)  
Suite comprising of a low level WC, wash basin panelled bath with shower over, towel radiator, window to rear.

### External

Externally the property occupies a larger than average plot, where there is a driveway providing off road parking for numerous vehicles. There is side access leading to the enclosed rear garden.





**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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