



- Modern End Mews Property
- Three Bedrooms
- Lounge And Kitchen
- Downstairs WC
- Bathroom
- Off Road Parking
- Garden
- Sold As A 50% Share

1 Bellflower Place
Poulton-Le-Fylde, FY6 7ZY

£105,000

A recently constructed three bedroom end mews property, located on the Tithe Gardens development. Being sold as a 50% share, this property is ideally located for Poulton-Le-Fylde centre. The accommodation comprises of an entrance hall, lounge, kitchen and a downstairs WC. To the first floor there are three good sized bedrooms and a family bathroom. Externally there is off road parking with side access to the rear garden. Rent and service charge £358.19 PCM. Lease 987 years.

Ground Floor

Entrance Hall 16' 4" x 3' 6" (4.97m x 1.07m)

Radiator, storage cupboard, stairs to first floor.

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

Low level WC, wash basin, radiator, window to front.

Lounge 15' 3" x 10' 1" (4.64m x 3.07m)

Radiator, window to rear, French doors leading to garden.

Kitchen 16' 0" x 8' 1" (4.87m x 2.46m)

Fitted with a range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, oven, space for washing machine and fridge freezer, spot lighting, window to front.



First Floor

Landing

Storage cupboard, access to loft area.

Bedroom One 12' 3" x 8' 3" (3.73m x 2.51m)

Radiator, window to front.



Bedroom Two 14' 5" x 8' 4" (4.39m x 2.54m)

Radiator, window to rear.

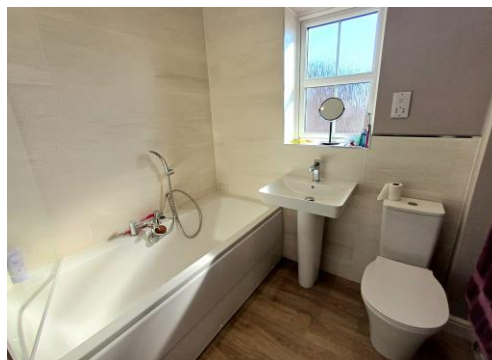
Bedroom Three 8' 1" x 6' 7" (2.46m x 2.01m)

Radiator, window to rear.



Family Bathroom 6' 7" x 6' 0" (2.01m x 1.83m)

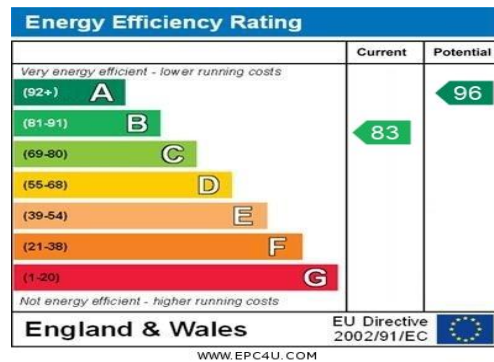
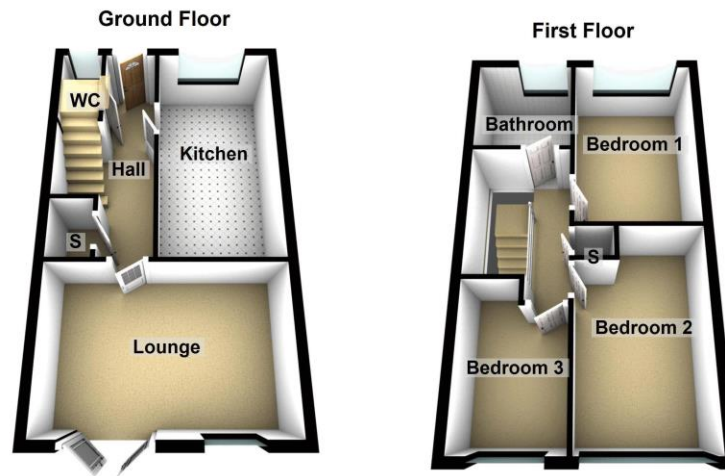
Low level WC, wash basin, panelled bath with shower over, part tiled walls, towel radiator, spot lighting, window to front.



External

Externally there is off road parking with side access to the 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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Plumlife Move, Armitt House, Monmouth Road, Cheadle Hulme, Stockport, SK8 7EF

Tel: 0161 486 7700 Fax: 0161 485 5858 Email: move@plumlife.co.uk

www.plumlifemove.co.uk