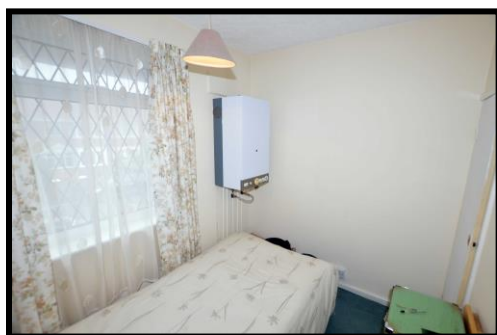
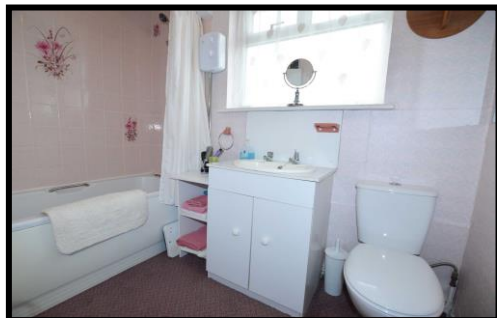


33 BELMONT AVENUE, POULTON-LE-FYLDE, FY6 7RW
£135,000

MID TERRACE HOUSE LOCATED IN AN EXTREMELY CONVENIENT AND SOUGHT AFTER RESIDENTIAL POSITION CLOSE TO POULTON CENTRE. THIS WILL MAKE AN IDEAL BUY FOR SOMEBODY LOOKING FOR A RENOVATION / INVESTMENT PROJECT OR FIRST TIME BUYER.

THE CURRENT ACCOMMODATION BRIEFLY COMPRISES; THREE BEDROOMS, LOUNGE, DINING AREA AND KITCHEN. GOOD SIZE GARDENS, THE REAR BACKING ON TO COTTAM HALL PLAYING FIELDS AND DRIVEWAY PARKING. DOUBLE-GLAZING AND GAS CENTRAL HEATING. NO CHAIN.



LOCATION: Belmont Avenue leads off Blackpool Old Road and Belgrave Road (Sat Nav FY6 7RW), close to Poulton centre and all it's amenities, nearby is small parade of shops and transport service routes to Blackpool, Cleveleys and Fleetwood are close by.

STYLE: Popular, mid terrace property.

CONDITION: In need of updating, but providing an excellent project and opportunity.

ACCOMMODATION: Comprising, Ground floor; entrance hallway, lounge with bay window, dining area and kitchen. First floor; three bedrooms and bathroom W.C combined.

OUTSIDE: Concrete driveway to the front providing off road parking. The back garden is a good size with lawn, borders and surrounding hedging.

SERVICES: All mains are connected, gas central heating and double-glazing.

TENURE: We are advised the tenure of this property is freehold.

COUNCIL TAX: The property is listed from an online search as council tax band B (Wyre council)

VIEWINGS: By telephone appointment through the agent's office.

EPC: To follow.