

**17 DODGEONS CLOSE,  
POULTON-LE-FYLDE,  
LANCASHIRE,  
FY6 7DX**

**£179,950**



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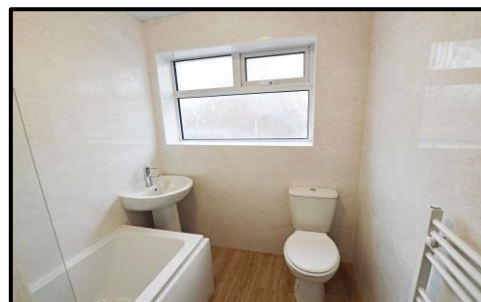
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**\*\*\*POPULAR EXTENDED FAMILY HOME IN AN EXCELLENT LOCATION WITH NO ONWARD CHAIN\*\*\***

THIS SEMI DETACHED FOUR-BEDROOM HOUSE IS FOUND JUST OFF MOSSBOURNE ROAD IN A PLEASANT CUL DE SAC POSITION. IDEAL FOR FIRST TIME BUYER OR EVEN BUY TO LET. THE ACCOMMODATION BRIEFLY COMPRISES; LOUNGE / DINER, KITCHEN, FOUR BEDROOMS AND BATHROOM/WC, GAS CENTRAL HEATING AND UPVC DOUBLE-GLAZING. VIEWING COMES HIGHLY RECOMMENDED.



**LOCATION:** Located in a convenient and popular spot just off Mossbourne Road, which can be accessed from either Blackpool Old Road or Garstang Road West. Within a short walk of Poulton centre, handy for all amenities and nearby to good local Primary and Secondary Schools.

**STYLE:** A popular extended semi-detached house.

**CONDITION:** The property does require some internal updating but offers excellent potential. Externally the property does benefit updated UPVC double glazing.

**ACCOMMODATION:** Ground Floor; entrance porch and through into open plan lounge / dining area, fitted kitchen with UPVC door to the rear garden. First floor; four bedrooms and bathroom with W.C combined.

**OUTSIDE:** Small lawned area to the front and concrete driveway. The back garden is paved with access to workshop/outbuildings.

**SERVICES:** All mains services are connected, gas central heating and UPVC double-glazing installed.

**COUNCIL TAX:** The property is listed as Council Tax Band C. (Wyre Council).

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

**EPC - D**