



**1 BIRCH WAY,
 POULTON-LE-FYLDE,
 FY6 7SF**

£165,000



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****Popular residential property within walking distance to Poulton centre, offering excellent potential & no onward chain****

This end quasi, corner town centre property is situated in a popular position within walking distance for most to the town centre and nearby playing fields. Good local schools and Poulton train station are a but a short walk away. The layout briefly comprises; three bedrooms, kitchen, through living room / dining.

Corner gardens and off-road parking plus a garage.

Double-glazing and gas central heating.

Viewing highly recommended.



LOCATION: The property is located mid-way down Chester Avenue part of a small cul de sac on the right-hand side. Within easy reach of Poulton centre and all its amenities along with Queensway medical centre at the end of the road.

STYLE: Traditional brick built, end quasi terraced property.

CONDITION: Whilst the property has been maintained by the previous owner, it is now just ready for general updating.

ACCOMMODATION: Ground Floor; entrance porch, hallway with stairs leading off, lounge through to the dining area which in turn leads to the kitchen. Excellent potential to knock through creating a rear living kitchen! First Floor; Two double bedrooms and third single bedroom. Family bathroom / W.C.

OUTSIDE: Front and side gardens with mature shrubs and concrete pathways. The rear is designed for ease of maintenance. Detached garage and drive accessed from Chester Ave.

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

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

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

VIEWING: By appointment through the Agents office.