



**188 BLACKPOOL OLD ROAD,  
 POULTON-LE-FYLDE,  
 LANCASHIRE,  
 FY6 7RL**

**£335,000**



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EXTENDED FAMILY HOME CLOSE TO POULTON CENTRE.

THIS SPACIOUS AND VERSATILE SEMI-DETACHED HOUSE OFFERS A GENEROUS AMOUNT OF LIVING SPACE WHICH HAS BEEN EXTENDED TO THE GROUND FLOOR AND ROOF SPACE. SAT IN A MOST CONVENIENT & POPULAR POSITION CLOSE TO POULTON CENTRE AND ALL IT'S AMENITIES. THE ACCOMMODATION BRIEFLY COMPRISES; RECEPTION ROOM – LARGE OPEN PLAN LIVING DINING KITCHEN - FIVE BEDROOMS – THREE BATHROOMS – GOOD SIZE GARDEN – GARAGE.

A MUST VIEW PROPERTY TO APPRECIATE THE SIZE OF ACCOMMODATION.



**LOCATION:** Situated in a most convenient and sought after location on Blackpool Old Road (SAT NAV FY6 7RL). A short stroll to Poulton centre, handy for all amenities and nearby to good local Primary and Secondary Schools.

**STYLE:** Traditional and extended, semi-detached house.

**CONDITION:** A well maintained property over the years which we now feel presents a fantastic opportunity for a young family.

**ACCOMMODATION:** Ground Floor; entrance vestibule and hallway with staircase leading off. Front lounge with bay window and fireplace. Fantastic open plan and extended living dining kitchen across the back of the property, sliding patio doors out to the gardens. First Floor; landing area with staircase leading off, four bedrooms, shower room and bathroom suite. Second Floor; Dormer spacious room providing a great master bedroom and bathroom suite.

**OUTSIDE:** Paved patio driveway providing ample parking and access to the garage. Raised borders and screen hedging. Lawned rear garden with planted borders and patio seating area. Vegetable patch located at the bottom of the garden.

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

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

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

**VIEWING:** By appointment through the agents office.