



**5 GRIZEDALE AVENUE,
POULTON-LE-FYLDE,
FY6 7EB**

£299,950



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**SEMI DETACHED BUNGALOW IN A SOUGHT-AFTER LOCATION WITH
NO ONWARD CHAIN**

Occupying a pleasant and most convenient residential location just off Blackpool Old Road and adjacent to Poulton town centre. This semi-detached bungalow has just recently undergone full renovation and extension now offering spacious accommodation ready to walk in to. The property briefly comprises lounge – fantastic and extended open plan living dining kitchen – two good bedrooms – shower w.c – en suite w.c - double glazed – gas central heating – front and rear easy maintenance gardens – driveway - garage.

Early viewing comes highly recommended, ready to walk into and no chain.



LOCATION: Situated in a most convenient and popular location near to Mossbourne Road and just off Blackpool Old Road. Within a short stroll of Poulton centre, handy for all amenities and nearby to good local Primary and Secondary Schools.

STYLE: Semi-detached extended bungalow with roof conversion.

CONDITION: Recently having undergone full renovation, including central heating update and re wire. Re plastered and decorated. Extended dining area to the back and converted roof space. New fittings and appliances.

ACCOMMODATION: Ground floor; side entrance and hallway, staircase leading off and useful understairs storage cupboard. Good size front lounge and bedroom. Well designed and extended open plan living / dining / kitchen to the rear with French doors out and useful utility / rear entrance. First Floor; large master suite with en suite shower room and access to eaves storage. NB some reduced head height.

OUTSIDE: The property enjoys landscaped gardens which have been designed to be easy maintenance to both front and rear. The driveway has been renewed and finished with laid tarmac. Privacy gates halfway down and detached brick garage with pitched roof.

SERVICES: All main services 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 as council tax band C (Wyre Council)

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