



**10 SEFTON AVENUE,
POULTON-LE-FYLDE,
LANCASHIRE,
FY6 8BL**

REDUCED £199,950



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WELL PRESENTED AND SOUGHT AFTER POSITION

Occupying a popular and most convenient position at Highcross, this deceptively spacious semi-detached chalet style residence has been very well maintained and provides plenty of potential. With generous rooms throughout the accommodation comprises in brief; two good reception rooms and conservatory. Kitchen, bathroom / wc and two double bedrooms. Spacious driveway, single garage and good size gardens. Gas central heating and double-glazed. Excellent further potential and no ongoing chain.

Early viewing is highly recommended.



LOCATION: Situated in a sought after and most convenient residential position just off Highcross Road and within easy reach for most to Poulton town centre. Ideal for schools, especially Baines secondary, transport service routes and shopping facilities.

STYLE: Popular, semi-detached chalet style residence.

CONDITION: A well maintained property offering further potential.

ACCOMMODATION: Ground-floor; entrance porch and attractive hallway with galleried landing and useful cupboards. Front lounge with fireplace, rear sitting/ dining room and French doors to the conservatory. Fitted kitchen and bathroom /Wc combined. First-floor; two double bedrooms, one with fitted cupboards.

OUTSIDE: The property sits back from the roadside providing good frontage with pleasant lawned garden and driveway providing parking for several vehicles. Brick single garage located to the rear of the property. Good size rear garden with large patio, lawn and established shrubs and trees.

SERVICES: All mains services are connected. Gas central heating is installed and double-glazing.

COUNCIL TAX BAND: 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 telephone appointment through the agents office.

EPC: Rated C