



**ROSE COTTAGE
133 BRECK ROAD,
POULTON-LE-FYLDE,
FY6 7HJ**

£334,950



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ATTRACTIVE AND SUPRISINGLY LARGE CHARACTER FILLED COTTAGE.

THIS UNIQUE HOME OFFERS A WEALTH OF CHARACTER AND SOME MOST INTERESTING LOCAL HISTORY AS THE HOME OF FORMER CELEBRITY TESSIE O'SHEA (KNOW AS TWO TON TESSIE). THE PROPERTY IS LOCATED CLOSE TO THE VILLAGE CENTRE, A SHORT WALK FOR MOST AND HAS BEEN WELL MAINTAINED OVER THE YEARS. THE MAIN HOUSE OFFERS THREE BEDROOMS PLUS LARGE LOFT ROOM, GOOD SIZE KITCHEN, TWO RECEPTION ROOMS, BATHROOM AND SHOWER ROOM OVER THREE FLOORS. ANNEX WITH RECEPTION ROOM AND WET ROOM. THIS PROPERTY WOULD BE IDEAL FOR AN EXTENDED FAMILY, OR SOMEONE LOOKING TO WORK FROM HOME. EPC: D

EARLY VIEWING IS A MUST TO APPRECIATE.



LOCATION: The Cottage can be found approximately three quarters of the way down Breck Road, on the left hand side. The property is within walking distance to Poulton for most offering an extensive range of shopping facilities. Nearby are "outstanding rated" local schools, gym, swimming pool, Poulton train station and local transport service routes.

STYLE: Charming 19th century mid terraced cottage.

CONDITION: Well maintained and presented property which is ready for general updating, a great opportunity.

ACCOMMODATION: Ground Floor; Entrance hallway with staircase leading off, front lounge with attractive fire place, rear reception room with open fire and good size kitchen with rear entrance door. First floor; split level landing, three good bedrooms, bathroom and shower room (which leads off the bathroom). Second floor; large dormer loft room with some restricted head height. External attached annex with open plan reception room, with cupboards, sink, and wet room.

OUTSIDE: Shared entrance driveway which runs to the rear of the property where you will find parking space for several vehicles and small garden space. Path to the large and established rear garden with patio areas, surrounding borders with water feature. Established hedging and trees. Cottage garden to the front with wrought iron railings.

SERVICES: All mains services are connected, Gas central heating is installed.

COUNCIL TAX BAND: The property is listed as council tax band D (Wyre borough council)

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

VIEWING: Strictly by telephone appointment through the agent's office.