



**52 ALDER GROVE,  
POULTON-LE-FYLDE,  
FY6 8EH**

**£308,000**



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## **\*\*Detached family home in an excellent residential location\*\***

This spacious, versatile detached house sits in an extremely popular residential position close to Poulton centre and within walking distance for most. An ideal location for a family being close to good local schools. The accommodation has been well maintained and briefly comprises; ground floor, large lounge and open plan kitchen diner, bedroom, W.C and. Conservatory. Three good bedrooms to the first floor and modern family bathroom. Double-glazing and gas central heating. Good size south facing garden, driveway and detached garage with power and light.

Viewing is highly recommended.



**LOCATION:** Occupying a most convenient and sought after residential location just off Carr Head Lane, within a short walk for most of Poulton town centre and all its amenities. Nearby are good primary and secondary schools and transport service routes.

**STYLE:** A detached chalet style family house.

**CONDITION:** Well maintained by the current owners with modern kitchen and bathroom.

**ACCOMMODATION:** Ground Floor; side hallway with stairs leading off and W.C. Large front lounge, bedroom, rear open plan fully fitted kitchen/ dining area opening into the conservatory. First Floor; landing area, three double bedrooms. Modern bathroom W.C with walk in shower.

**OUTSIDE:** The front garden is mainly laid tarmac and provides additional off-road parking. Side driveway leading to the detached garage, power and lighting. The South facing rear garden is laid to lawn with decked patio and mature borders.

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

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

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

**VIEWING:** By appointment through the Agent's office.