

**36 LINDSAY AVENUE,  
 POULTON-LE-FYLDE,  
 FY6 8BQ**

**£430,000**



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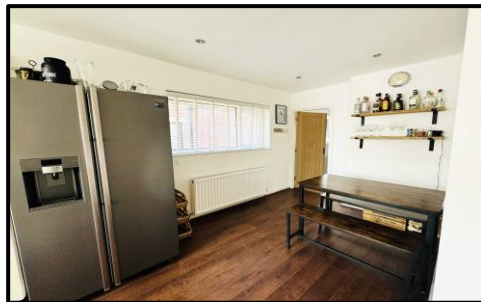
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## SUPRISINGLY SPACIOUS DETACHED FAMILY HOME

THIS WELL PRESENTED FOUR BEDROOM EXTENDED DETACHED HOME IS AN IDEAL FAMILY PROPERTY AND OCCUPIES A MOST CONVENIENT AND POPULAR LOCATION CLOSE TO POULTON CENTRE AND NEAR TO GOOD LOCAL SCHOOLS.

FINISHED WITH A MODERN CONTEMPORARY LOOK EARLY VIEWING IS ESSENTIAL. THE LAYOUT BRIEFLY COMPRISES; TWO RECEPTION ROOMS, FOUR DOUBLE BEDROOMS, BATHROOM AND SHOWER ROOM.

UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING HEATING. GOOD SIZE, WELL PRESENTED GARDENS & CONVERTED GARAGE. EPC: C



**LOCATION:** Lindsay Avenue can be accessed just off Hodgson Place off Hardhorn Road or Westby Way leading from Garstang Road West (SAT NAV FY6 8BQ). The property is just a short walk from Poulton centre for most with its handy everyday amenities and nearby to local bus routes.

**STYLE:** A slightly elevated, detached chalet style, family property.

**CONDITION:** Well-presented throughout. Ready to walk into with a contemporary finish.

**ACCOMMODATION:** Ground Floor; entrance porch, hallway with stairs leading off to the first floor. Front living room, good size rear reception room with doors onto the rear patio. Kitchen / dining rooms with a range of wall and base units, integrated dishwasher, electric oven and gas hob. Utility room with plumbed for washing machine and space for a tumble dryer. Ground floor bathroom, consisting of bathe, over the bath shower, w.c and wash basin. First floor; Landing with storage cupboard, large principal bedroom with dressing area and plenty of wardrobe and storage space, three further double bedrooms, shower room with walk in shower cubicle, wash basin and w.c.

**OUTSIDE:** Slightly elevated Indian stone driveway, with planted beds and boarders. Westerly facing rear garden with raised artificial lawn area, covered seating area and Indian paved patio. Converted garage, suitable for a home office or playroom.

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

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

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

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