

**93A POULTON OLD ROAD,
HIGHFURLONG,
LANCASHIRE,
FY3 7LJ**

£255,000



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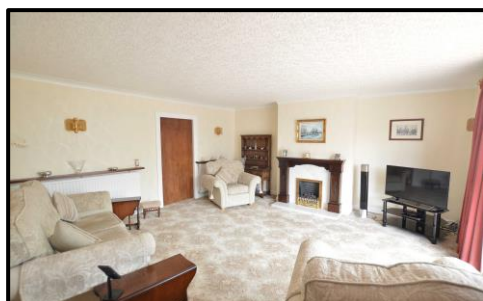
REALISTICALLY PRICED FOR A QUICK SALE

IF YOU ARE LOOKING FOR A DETACHED TRUE BUNGALOW IN A QUIET LOCATION THEN LOOK NO FURTHER.

Set back from the main road in its own plot, this detached residence built in the 1970's is ready for some updating and is ideal for somebody looking to put their own mark on a property.

The bungalow briefly comprises; two reception rooms, conservatory, study/bedroom, two further double bedrooms, en suite and bathroom W.C. Extensive drive, easy to maintain rear garden and large tandem garage. Viewing comes highly recommended.

The property has the benefit of a new boiler in 2021 and a full new roof which was completed April 2024 and no onward chain.



LOCATION: Situated in a quiet residential area on the Poulton boundary, located between Blackpool Road and Garstang Road West and set back from the main road in its own quiet plot. Easy access to Poulton, Blackpool and Layton town centres either by car or by bus. Within easy driving distance to Blackpool Victoria Hospital & local high schools.

STYLE: Impressive looking 1970's architect designed, detached true bungalow.

CONDITION: A very well-maintained property which has been looked after by the current owners for the past 44 years and is now ready for some updating. A new boiler was fitted in 2021 and a complete new roof in 2024.

ACCOMMODATION: Good size entrance hallway with fitted cupboards and leads to the family bathroom, featuring a corner bath and shower unit. To the right-hand side of the property, you will find a sizeable lounge with feature fireplace and access into the front conservatory. From the lounge, a door leads to the dining room and in turn to the extended fitted kitchen hosting a good range of high and low units and door to the rear garden. The left-hand side of the bungalow contains the sleeping accommodation; study room with sliding doors out to the open porch and access to the master bedroom with bay window, fitted wardrobes and en-suite shower room. Second double bedroom overlooking the rear garden, again with fitted wardrobes.

OUTSIDE: The property is set back from the main road and accessed via a long driveway which opens to an extensive tarmac front drive with planted raised borders and access to the garage. The large tandem garage (33'6 x 10'10) provides ample room for two vehicles with electric door and rear access door. Power and light laid on. The rear garden is private and designed for easy maintenance with a paved patio and mature surrounding hedge and shrubs. A utility room is found to the rear with water and electric laid on.

SERVICES: All mains services are connected. Gas central heating (updated boiler 2021) and double-glazing are installed. Insulated loft space.

COUNCIL TAX BAND: The property is listed as Council Tax Band E (Blackpool Council).

TENURE: Tenure of the property is freehold. **VIEWING:** By telephone appointment through the Agent's office.