



21 VICTORIA ROAD,  
POULTON-LE-FYLDE,  
FY6 7JA

£450,000



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\*\*\* SPACIOUS FAMILY HOME IN A 1st CLASS RESIDENTIAL POSITION\*\*\*

THIS LARGE SEMI-DETACHED HOUSE SITS JUST OFF BRECK ROAD AND WITHIN EASY WALKING DISTANCE FOR MOST TO POULTON TOWN CENTRE AND THE TRAIN STATION. OFFERING GENEROUS LIVING ACCOMMODATION AND A LARGE REAR GARDEN, THE PROPERTY HAS BEEN WELL MAINTAINED AND MODERNISED BY THE CURRENT VENDORS. THE LAYOUT BRIEFLY INCLUDES; FOUR GOOD BEDROOMS, TWO RECEPTION ROOMS AND FITTED KITCHEN WITH UTILITY SPACE. CENTRAL HEATING AND DOUBLE GLAZING. GENEROUS DRIVEWAY WITH INTEGRATED GARAGE, REDUCED IN SIZE TO PROVIDE STORAGE AND LARGE REAR GARDEN.

A MUST VIEW FOR ITS LOCATION.



**LOCATION:** Victoria Road leads off Breck Road and Station Road, minutes from the centre of Poulton where there is an excellent range of amenities The railway station is within easy reach and local transport routes provide access to other parts of the Fylde.

**STYLE:** Large, semi-detached family home.

**CONDITION:** A very well maintained property presented with neutral theme throughout, ready to walk into .

**ACCOMMODATION:** Ground floor; open front vestibule and hallway with staircase leading off and built in storage cupboard. Front lounge with bay window and rear dining room with Bi-Folding doors out to the rear garden. Good size, fitted kitchen with rear entrance, utility space and w.c. First Floor; landing area, four good bedrooms and modern bathroom with bath and separate shower.

**OUTSIDE:** The front is designed easy maintenance set behind a low-level brick wall with feature patterned paved driveway and stone chippings. The rear garden is surprisingly large and provides a lawn area, deep borders and paved patio areas. The garage has been reduced to around 3/4 size and provides handy storage.

**SERVICES:** All mains services are connected and gas central heating installed.

**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:** Strictly by telephone appointment through the Agent's office and comes highly advised.