



**1 RUTLAND AVENUE,
POULTON-LE-FYLDE,
LANCASHIRE,
FY6 7SB**

£165,000



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WELL PRESENTED TOWN CENTRE HOME / NO CHAIN

Located in an extremely convenient position within the centre of Poulton just off Chester Avenue. Ideal for a young family, downsize or perhaps investment. Lounge and dining room – kitchen – three bedrooms – fitted bathroom – Upvc double glazing – Gas central heating – valuable off road parking and single garage – front, side and rear gardens. Early viewing essential and No ongoing chain.



LOCATION: Popular residential position just off Chester Avenue, a short walk from Poulton centre (SAT NAV Location FY6 7SB). Ideal for good schools, local bus routes and nearby amenities including bars, cafes and shopping facilities.

STYLE: Three-bedroom end terrace house.

CONDITION: Redecorated throughout and new carpets providing a blank canvas and neutral theme.

ACCOMMODATION: Comprising, Ground floor; Entrance hallway, Lounge, dining room and fitted kitchen. First floor; two double bedrooms and third single. Tiled bathroom suite.

OUTSIDE: The property provides garden areas to the front and side with lawn and borders set behind a low-level brick wall. The rear garden is private and designed easy maintenance. A side driveway leads to a single garage.

SERVICE: All main services are connected, gas central heating and UPVC double-glazing.

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

COUNCIL TAX BAND: The property is listed from an online search as council tax band B (Wyre Council)

VIEWINGS: By telephone appointment through the agent's office and early viewing is advised.

EPC: D