



**5 WEMBLEY AVENUE,
POULTON-LE-FYLDE,
LANCASHIRE,
FY6 7JJ**

£169,950



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***** TOWN CENTRE POSITION WITH NO ONWARD CHAIN *****

THIS THREE BEDROOM SEMI DETACHED HOME IS A MUST VIEW TO APPRECIATE THE POTENTIAL ON OFFER. OCCUPYING A MOST CONVENIENT RESIDENTIAL POSITION A STONES THROW TO POULTON CENTRE, GOOD LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS. THE PROPERTY BRIEFLY COMPRISES; HALLWAY, THROUGH LOUNGE/DINING & SEPERATE KITCHEN. THREE BEDROOMS, FAMILY BATHROOM AND GENEROUS SIZE REAR GARDEN.

EARLY VIEWING IS ESSENTIAL.



LOCATION: Convenient residential location on Wembley Avenue, in a quiet cul-de-sac, off Lower Green. Within walking distance to the centre of Poulton with all its amenities including restaurants, shops, good local schools and accessibility to transport service routes.

STYLE: Semi - detached house, brick built with part rendered elevations.

CONDITION: Requiring updating throughout offering huge potential.

ACCOMMODATION: Ground-floor; Entrance hallway with stairs leading off, through lounge/dining with fireplace. Rear kitchen with understairs pantry cupboard and door out. First-floor; Three good bedrooms and bathroom W/C.

OUTSIDE: Easily maintained garden to the front set behind a brick wall concrete driveway. Good size rear garden with concrete patio, lawn and borders.

COUNCIL TAX BAND: The property is listed as Council Tax Band B (Wyre Council).

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

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