



90 RUTLAND AVENUE,
POULTON-LE-FYLDE,
FY6 7SA

£299,950



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***** DECEPTIVELY SPACIOUS HOME IN A SOUGHT AFTER TOWN
CENTRE LOCATION. NO CHAIN *****

Located in an extremely convenient position in the centre of Poulton just off Chester Avenue. The property consists of:- Good size lounge – modern fitted kitchen – dining room – utility four bedrooms – modern four piece ground floor bathroom – UPVC double glazing – Gas Central Heating – invaluable off road parking and single garage – well presented wrap around gardens.



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

STYLE: Detached four bedroom dormer bungalow on a corner plot.

CONDITION: A very well presented and maintained property with a modern theme throughout. Ready to walk in to.

ACCOMMODATION: Comprising; Ground floor; entrance porch, good size lounge/media room with wood slatted wall with lighting. Modern kitchen with fitted units, integrated oven and induction hob, opening into the dining room. Utility room with wall and base units and plumbed for a washing machine. Reception room/bedroom four, white, four piece bathroom with fitted vanity units. First Floor: Three further bedrooms and w.c. with wash hand basin.

OUTSIDE: Indian stone driveway providing off road parking and leading to a single garage, gated access to the rear. Wrap around lawns to the front and side of the property. Indian Stone split level, enclosed rear garden.

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

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

EPC: To follow.