



**76 TITHEBARN STREET,  
POULTON-LE-FYLDE,  
FY6 7BY**

**AUCTION GUIDE PRICE  
£110,000**



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**Being Sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £110,000.**

SITUATED A STONES THROW FROM POULTON VILLAGE CENTRE AND HANDY FOR ALL IT'S EVERYDAY AMENITIES THIS MID TERRACED PROPERTY MAKES AN IDEAL OPPORTUNITY FOR SOMEBODY LOOKING FOR A PROJECT/ INVESTMENT. OFFERING EXCELLENT POTENTIAL THE ACCOMMODATION BRIEFLY COMPRISES; THREE BEDROOMS AND TWO RECEPTION ROOMS, KITCHEN AND REAR YARD.



**LOCATION:** Found just over the railway bridge after Longfield Avenue in a main road position. The property is within easy walking distance to Poulton village centre, good local schools and transport service routes including the train station.

**STYLE:** Three-bedroom, mid garden terraced house.

**CONDITION:** The property does require a full renovation.

**ACCOMMODATION:** Comprising, Ground floor; porch, entrance hallway with stairs off, lounge and dining room with under stairs storage. Good size kitchen. First floor; landing area, three bedrooms and bathroom and W.C combined.

**OUTSIDE:** The front provides a small garden behind a low-level wall. Rear enclosed yard.

**The property is 'sold as seen' any certificates/reports will need to be instructed by the purchaser.**

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

**COUNCIL TAX:** The property is listed as band A (Wyre Council)

**VIEWINGS:** Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.