



**86 HOLTS LANE,
POULTON-LE-FYLDE,
FY6 8HW**

£199,950



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SUPRISINGLY SPACIOUS BUNGALOW IN A CUL DE SAC POSITION

This slightly elevated semi-detached bungalow, is tucked towards the back in a cul de sac location offering generous and deceiving living accommodation with lovely surrounding gardens. The property occupies a convenient position off Garstang Road East close to local convenience shops and Schools. In brief the accommodation comprises; three bedrooms, front lounge and good size rear dining kitchen. Large loft space. Single garage and extensive surrounding gardens. Gas central heating and UPVC double-glazing.

Viewing is highly advised.



LOCATION: Holts Lane leads off Garstang Road East (Sat Nav FY6 8HW) and is within walking distance of nearby convenience stores, Poulton centre and transport routes.

STYLE: Semi-detached true bungalow.

CONDITION: Well-presented property with No chain.

ACCOMMODATION: Entrance porch and hallway. Front lounge with feature gas fire and surround. Rear dining kitchen with patio doors out to the gardens. Three good bedrooms and bathroom W.C. NB: the property has a large loft room accessed via a drop-down ladder. This could lend itself to further development subject to the correct approvals.

OUTSIDE: Easy maintenance front garden with a long, paved driveway leading to a single garage, planted borders and shrubbery. To the back and side of the property you will find a large garden space with lawn areas, patio and planted borders with a wide variety of foliage, bushes and fruit trees.

SERVICES: All Mains services are connected. Gas central heating and UPVC double glazing.

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

TENURE: The tenure of the property is freehold.

VIEWING: By appointment through the Agent's office.