



**18 LONGFIELD AVENUE,
POULTON-LE-FYLDE,
LANCASHIRE,
FY6 7DA**

£175,000



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GREAT FIRST TIME BUY OR INVESTMENT PROPERTY.

SITUATED IN A POPULAR POSITION ADJACENT TO POULTON CENTRE THIS THREE BEDROOM MID TERRACE HOUSE WOULD BE AN IDEAL OPPORTUNITY FOR A FIRST TIME BUYER OR MAYBE AN INVESTOR LOOKING FOR SOMETHING TO RENT.

THE PROPERTY BRIEFLY COMPRISES; TWO RECEPTION ROOMS, BREAKFAST KITCHEN AND THREE BEDROOMS. REAR YARD. GAS CENTRAL HEATING AND THE ADDED BONUS OF NO CHAIN.



LOCATION: Convenient town centre position in Poulton (SAT NAV FY6 7DA), within easy walking distance of all local amenities including shopping facilities, bars and restaurants. Handy for Poulton train station and local transport routes.

STYLE: Traditional mid terraced property.

CONDITION: General updating required.

ACCOMMODATION: Comprising, Ground floor; entrance vestibule with hallway, bay fronted lounge and dining room with fireplaces. Kitchen with breakfast area and door out. First floor; landing area, three bedrooms and bathroom / W.C.

OUTSIDE: Yard garden to the rear with patio and access to the service road.

SERVICES: All mains services are connected, gas central heating.

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

COUNCIL TAX: The property is listed from an online search as Council Tax Band B (Wyre Borough Council)

VIEWINGS: By telephone appointment through the agents office.

EPC: D