



17 LINDSAY AVENUE,
POULTON-LE-FYLDE,
FY6 8BQ

£269,950



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TRADITIONAL EXTENDED SEMI DETACHED / CLOSE TO BAINES HIGH SCHOOL

THIS EXTREMELY WELL-PRESENTED SEMI-DETACHED HOME OFFERS GENEROUS EXTENDED LIGHT & AIRY LIVING ACCOMMODATION PERFECT FOR A YOUNG GROWING FAMILY OR EVEN PERHAPS A DOWNSIZE. MAINTAINED TO A GREAT STANDARD INCLUDING MODERN "ROBERT PALLANT" FITTED KITCHEN. IDEALLY LOCATED FOR EASY ACCESS TO GOOD LOCAL SCHOOLS, CLOSE TO TRANSPORT SERVICE ROUTES AND STILL WITHIN EASY REACH OF POULTON TOWN CENTRE.

THE ACCOMMODATION BRIEFLY COMPRISES; THREE BEDROOMS, LOUNGE, EXTENDED DINING AND SITTING ROOM, FULLY FITTED HI SPEC KITCHEN AND GOOD SIZE FAMILY BATHROOM. UPVC DOUBLE-GLAZING AND GAS CENTRAL HEATING. SPACIOUS DRIVEWAY WITH FRONT AND LARGE REAR GARDEN. EPC: D. EARLY VIEWING IS ESSENTIAL.



Location: Situated just off Hardhorn Road and Beckdean Avenue The property is in an ideal spot for Baines High School and other good primary and secondary Schools. Poulton centre is within easy reach, a stroll for most, with a handy range of amenities, cafes, pubs and restaurants.

Style: Traditional, extended semi-detached house.

Condition: Very well presented, maintained throughout with modern fittings and a neutral style of décor. Truly ready to walk into.

Accommodation: Comprising, ground floor; entrance porch and hallway with under stairs wc and small cloak cupboard. Front lounge including feature wood burning stove and bay window. Double doors access the extended dining area with fitted furniture and handy concealed storage. Sitting room to the rear with sliding patio door. Well-appointed 'Robert Pallant' fitted kitchen with an excellent range of cupboard and worktop space. Integral appliances and door out to the rear. First floor; two double bedrooms and third single room, modern 4-piece family bathroom.

Outside: The property enjoys well-presented and landscaped gardens. The front provides ample off-road parking with a tarmac laid driveway set behind a low-level K rendered wall with inset plant borders. Timber gates ensure privacy and security. The back garden is a generous size with paved patio seating area, artificial lawn with size borders and additional patio seating area at the bottom with timber garden room.

Services: All main services are connected, gas central heating and Upvc double-glazing.

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

Council Tax: The property is listed as council tax band D (Wyre borough council)

Viewings: By telephone appointment through the agents office.