



**1 GLENDALE CLOSE,
POULTON-LE-FYLDE,
FY6 7DW**

£419,950



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EXTREMELY WELL PRESENTED AND EXTENDED DETACHED BUNGALOW WITH LOFT CONVERSION.

Sitting in one of Poulton most sought-after locations, just on the edge of Poulton centre and within easy walking distance, with a wide range of facilities and exceptional schools nearby. The property briefly comprises: vestibule and entrance hallway, good size lounge, modern fully fitted dining kitchen and extended rear family / sitting room. Two double bedrooms and shower room wc. First floor bedroom with en-suite wc. Private landscaped gardens, good sized size garage and spacious driveway. Early viewing highly recommended to not miss out on this fantastic home.



LOCATION: Occupying one of Poulton's much sought after residential locations, within a cul de sac, just off Blackpool Old Road (SAT NAV FY6 7DW). A short walk to the town centre and all its amenities including; shopping facilities, bars, cafes and restaurants.

STYLE: Detached, bungalow with a loft conversion.

CONDITION: The property has been recently extended & renovated throughout, new fixtures and fittings and neutral décor to all rooms.

ACCOMMODATION: Ground Floor; entrance vestibule leading through to the central hallway with staircase leading off. Good size lounge to the rear of the property with attractive fireplace and French doors out. Modern and very well-appointed dining kitchen with an extensive range of cupboards, worktops and appliances. Fantastic extended sitting / family room to the rear leading from the kitchen (15'4 x 13'8) with French doors out. Two double bedrooms with fitted wardrobes and bathroom wc. First Floor; landing area with built in storage and Velux window, third double bedroom and en-suite wc and wash hand basin.

OUTSIDE: Very well presented and private maintained gardens surround the property. The front and side driveway provides ample parking for several vehicles leading to a detached garage with pitched roof. The front garden is set behind a low-level brick wall with fitted feature gates. Private rear garden with a patio area, lawn and planted borders. Good size established rockery with small pond, shrubs and trees.

SERVICES: All Mains services are connected, gas central heating and double glazing throughout.

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

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