



**17 CHESTER AVENUE,
POULTON-LE-FYLDE,
FY6 7RZ**

£199,995



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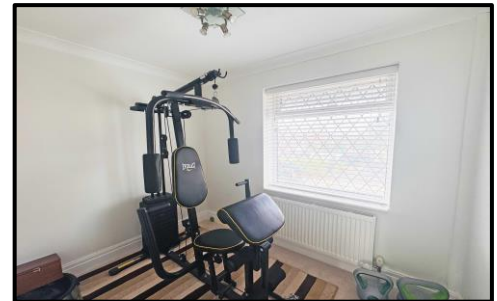
*****WELL PRESENTED FAMILY HOME CLOSE TO POULTON CENTRE***.**

SITUATED IN A VERY CONVENIENT POSITION ADJOINING POULTON TOWN CENTRE THIS FAMILY HOME IS WELL PRESENTED & BENEFITS FROM A LOFT CONVERSION & 120FT REAR GARDEN. THE PROPERTY BRIEFLY COMPRISES: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN (FULLY FITTED WITH INTEGRATED APPLIANCES), FIRST-FLOOR TWO DOUBLE BEDROOMS, ONE SINGLE, MODERN BATHROOM, SECOND-FLOOR LOFT ROOM.

PLEASANT GARDENS, OFF STREET PARKING FOR 2 CARS,

CENTRAL HEATING, DOUBLE-GLAZING, REWIRED.

NO FORWARD CHAIN. INTERNAL VIEWING STRONGLY RECOMMENDED.



ACCOMMODATION: Ground-floor; entrance hall, lounge with bay window to the front, open to the dining room with French doors to the rear garden. The fitted kitchen has a good range of wall and base units and appliances. Upvc door to the rear garden. First-floor; Main bedroom with bay window, 2nd double bedroom, single bedroom is located at the front with cupboard. Fully tiled family bathroom / W.C combined with 'L' shaped bath and overhead shower with multi jet function, W.C , basin and heated towel rail. Second-floor: loft room with built in eaves storage, x2 Velux style windows.

OUTSIDE: To the front there is an attractively paved area for off street parking for 2 cars. Approximately 120ft size south facing rear garden including a decked patio area and a lawned area, additional space at the rear with mature shrubs and trees, timber sheds.

SERVICES: All mains services are connected including a combi central heating boiler, Fully rewired in 2022, UPVC double-glazing is installed.

COUNCIL TAX BAND: The property is listed as Council Tax B (Wyre Council)

EPC RATING - D

TENURE: Tenure of the property is freehold.

VIEWING: By telephone appointment through the Agent's office.