



**7 GRIZEDALE AVENUE,
POULTON-LE-FYLDE,
FY6 7EB**

£249,950



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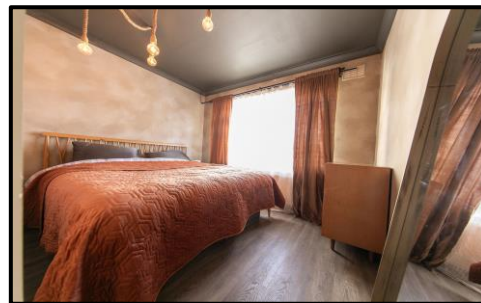
FABULOUS SEMI DETACHED TRUE BUNGALOW IN A MUCH SOUGHT-AFTER RESIDENTIAL POSITION – A MUST VIEW

This true bungalow has recently undergone complete modernisation by the current owners to provide a stylish property offering spacious accommodation which is ready to walk into.

Occupying a pleasant, popular and most convenient residential location just off Blackpool Old Road and easy access to Poulton town centre.

The property briefly comprises lounge –reimagined breakfast kitchen – two double bedrooms – shower /W.C - double glazed – gas central heating – front and rear easy maintenance gardens – driveway - garage.

Early viewing comes highly recommended and ready to walk into.



Location: Situated in a most convenient and popular location near to Mossbourne Road and just off Blackpool Old Road. Within a short stroll of Poulton centre, handy for all amenities and nearby to good local Primary and Secondary Schools.

Style: Semi-detached true bungalow.

Condition: The property has recently undergone modernisation with a newly installed kitchen and shower room suite. The contemporary décor provides a blank canvas.

Accommodation: Ground floor; side entrance vestibule leading into the bright hallway with built in cupboard, plumbed and providing space for utilities. Generous sized lounge with box bay window, feature panelling and inset living flame gas fire. Re fitted modern kitchen with breakfast sitting area. Front double bedroom and rear main bedroom with walk in wardrobes. A well designed and recently installed shower room with feature tiling.

NB: The property has obtained planning permission for extending to the ground floor to provide a modern open plan living space and to create a room into the roof space.

Outside: The property enjoys landscaped gardens which have been designed to be easy maintenance to both front and rear. The driveway provides ample off road parking and a single brick garage sits at the back of the drive with power and light.

Services: All main services are connected, gas central heating supplied via a combi boiler and double-glazing. The property was rewired 2021/2022 Tenure: We are advised the tenure of this property is freehold.

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

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