



**94 BLACKPOOL OLD ROAD,
POULTON-LE-FYLDE,
FY6 7RQ**

£325,000



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SEMI DETACHED FAMILY HOME/EXCELLENT CENTRAL LOCATION

SITUATED IN A MOST CONVENIENT AND SOUGHT AFTER POSITION. ADJACENT TO POULTON TOWN CENTRE THIS TRADITIONAL SEMI DETACHED HAS BEEN WELL MAINTAINED AND OFFERS MODERN FITTINGS AND DÉCOR THROUGHOUT. THE PROPERTY IS READY TO WALK IN TO AND WOULD BE IDEAL FOR A YOUNG FAMILY OR MAYBE SOMEONE DOWN SIZING.

THE ACCOMMODATION BRIEFLY COMPRISES; LOUNGE AND SPACIOUS OPEN PLAN FITTED KITCHEN AND DINING AREA. THREE BEDROOMS AND MODERN BATHROOM W.C. USEFUL LOFT ROOM. GAS CENTRAL HEATING AND DOUBLE-GLAZING, OFF-ROAD PARKING, GARAGE AND WELL-KEPT GARDENS.

VIEWING IS HIGHLY RECOMMENDED.



LOCATION: Poulton town centre position, within a 5-minute stroll of all amenities and shopping facilities. Nearby to good local Primary and Secondary Schools, Cottam Hall playing fields and access to transport links.

STYLE: A traditional semi detached house offering accommodation suitable to modern day living.

CONDITION: Well-presented property, including modern fittings and décor throughout. Ready to walk into.

ACCOMMODATION: Ground Floor; Entrance vestibule and hallway with staircase leading off. Front lounge with feature open fireplace and open plan kitchen and dining area with an excellent range of fitted cupboards and breakfast bar. French windows to the rear garden. Rear entrance porch and handy cloaks W.C. First floor; three bedrooms with both doubles having built in cupboards and bathroom WC. Off the landing stairs provide access to a useful loft room (approx. 12'x 14'6).

OUTSIDE: The front is reasonably private and easy maintenance with driveway providing off road parking and access to the garage. Surrounding screen hedging. The rear has a nice size garden area mainly laid to lawn with surrounding planted borders and paved patio.

SERVICES: All mains services are connected, gas central heating and Upvc double-glazing installed.

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

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

VIEWING: By appointment through the Agent's office.