



8 WESTBY WAY,
POULTON-LE-FYLDE,
FY6 8AD

£260,000



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DETACHED TRUE BUNGALOW IN A MOST CONVENIENT LOCATION WITH NO ONWARD CHAIN

Sought after, double fronted detached bungalow on a corner position is a must view. Situated within an easy walk for most of Poulton town centre with all it's amenities and transport links. Well maintained over the years we feel this presents a great opportunity for somebody looking to downsize. The accommodation briefly comprises, two reception rooms, kitchen and conservatory. Two bedrooms and shower room. Gas central heating and double glazing. Side driveway and garage

Early viewing will be essential for this type of property.



Location: Occupying an extremely pleasant spot, found off either Garstang Road West or Hardhorn Road. The property is within a short distance from Poulton centre with all its amenities, popular for good local Schools including Baines and handy for transport routes.

Style: Corner sited, detached true bungalow in a most convenient location.

Condition: A well-maintained bungalow with a neutral style of décor throughout. **Accommodation:** Comprising, entrance vestibule and hallway with cupboard, front reception room with fireplace, fitted kitchen, dining room and conservatory. Two double bedrooms and shower room w.c.

Outside: The property enjoys a corner position with gardens to the front, side and rear set behind a low-level brick wall. A side driveway provides off road parking and access to the garage.

Services: All mains services are connected, gas central heating and 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 council)

Viewings: By telephone appointment through the agent's office and comes highly advised.