



Newton Avenue, Poulton-Le-Fylde

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- Three bedroom semi detached property
- No chain
- South facing rear garden
- Desirable residential location
- Short walk to Poulton town centre
- Garage & parking for multiple vehicles

We welcome to the market a three bedroom semi detached family home situated on a quiet Cul-de-sac in the highly desirable residential location of Poulton Le Fylde. This property is in the catchment area for well regarded schools and a short walk to Poulton centre. Briefly comprising entrance hall, lounge with bay window, second reception or dining room & kitchen to the ground floor. On the first floor we have three good sized bedrooms and a modern bathroom. Externally there is a south facing rear garden, garage and parking for multiple vehicles.



Price: £189,950





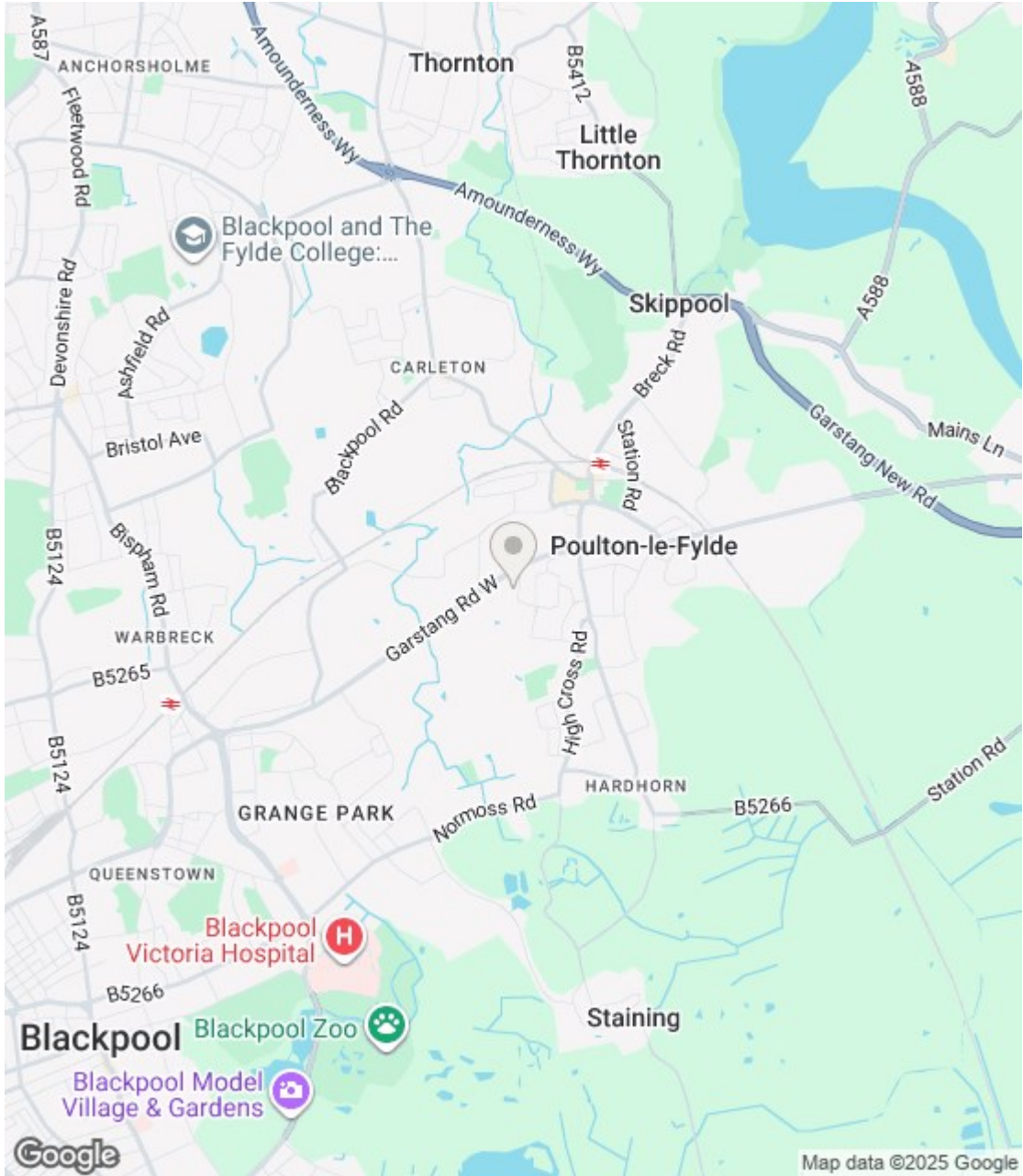


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



Total area: approx. 85.4 sq. metres (919.3 sq. feet)

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