



21 Lower Green, Poulton-le-Fylde,  
FY6 7JL

**£139,995**

**\*\*POTENTIAL, POTENTIAL, POTENTIAL\*\***

A 'Centre Hall' design Semi Detached home located in a great spot, only around 300 metres from Poulton Centre. No.

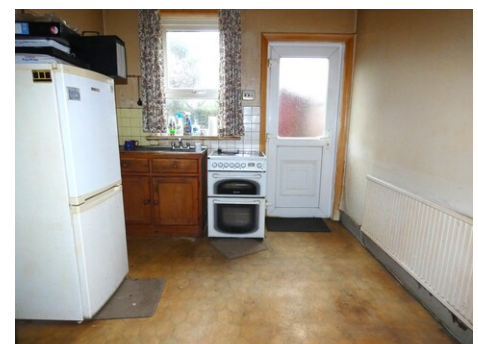
21 Does require upgrading throughout, but offers that perfect blank canvas to make it your own, and is sold with **NO ONWARD CHAIN.**

- Lounge
- Dining Kitchen
- Three Bedrooms
- Ground floor Bathroom
- UPVC double glazing
- Gas central heating
- Gardens



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Estate Agents

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**Vestibule:** UPVC double glazed door, Stairs to the first floor.

**Lounge:** 15'5" x 12'5" (4.70 m x 3.78 m) Tiled fireplace, Coved ceiling, UPVC double glazed bay window, Radiator.

**Dining Kitchen:** 11'1" x 9'3" (3.38 m x 2.82 m) Base cupboard units, Single drainer stainless steel sink, Electric cooker point, Built in cupboard, Walk in larder, Understairs storage, UPVC double glazed window and door, Radiator.

**Bathroom:** Comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls and floor, Towel heater radiator.



#### **First Floor:**

**Bedroom 1:** 13'1" x 12'5" (3.99 m x 3.78 m) Built in wardrobes, UPVC double glazed window.

**Bedroom 2:** 11'2" x 8'6" (3.40 m x 2.59 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 7'9" x 6'8" (2.36 m x 2.03 m) UPVC double glazed window, Radiator.



#### **Outside:**

##### **Front:**

**Rear:** Lawn and paved patio with established trees and shrubs.



**Heating:** Gas central heating (NOT TESTED).

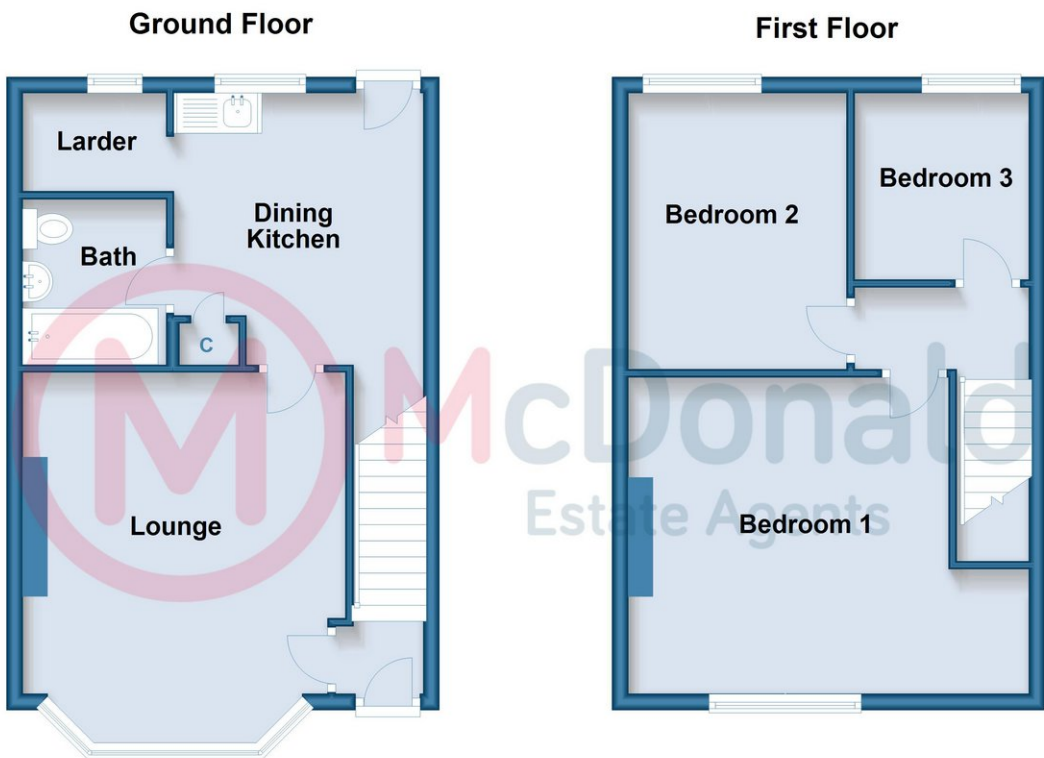
**Council Tax:** Band - B £1,816.89 (2025/26)

**Directions:** Leave the centre one way system along Lower Green, 21 is some way along on the left.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Lower Green

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