



3 BRECK CLOSE

POULTON-LE-FYLDE, FY6 7HR

£289,950
FREEHOLD

Mistoria Estate Agents are proud to bring to the market this superbly located & presented two bedroom semi detached true bungalow, nestled in the tranquil setting of Breck Close, Poulton-Le-Fylde, this superbly located two-bedroom semi-detached true bungalow is a remarkable find. Built between 1950 and 1959, the property has been meticulously maintained and is presented to a high standard throughout, making it an ideal choice for those seeking comfort and style.

Upon entering, you will be greeted by a welcoming reception room that exudes warmth and charm, perfect for relaxing or entertaining guests. The two well-proportioned bedrooms offer ample space for rest and relaxation, while the modern bathroom ensures convenience and comfort for daily living.

The bungalow is set on a quiet street, providing a peaceful atmosphere while still being conveniently close to local amenities. The property boasts front off-road parking for up to three cars, making



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• SUPERBLY PRESENTED & LOCATED TWO BED SEMI DETACHED TRUE BUNGALOW. • DONE TO A SUPERB STANDARD THROUGHOUT. UPVC DG & GCH. • FRONT & REAR GARDENS, OFF ROAD PARKING FOR 3 CARS. • DET BRICK GARAGE & OUT HOIUSE. • MODERN KITCHEN & SHOWER ROOM. • TWO GOOD SIZED BEDROOMS & LOUNGE. • SET IN A QUIET STREET, NEAR AMENITIES, & TRANSPORT LINKS. • THGIS PROPERTY IS BEING OFFERED FOR SALE WITH NO ONWARD CHAIN!!! • IDEALM FOR PEOPLE WHO NEED LIVING ON ONE LEVEL. • CALL MISTORIA ESTATE AGENTS TODAY TO BOOK YOUR VIEWING. DO NOT MISS IT

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Disclaimer

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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