



## 3 BRECK CLOSE

POULTON-LE-FYLDE, FY6 7HR

**£284,950**  
**FREEHOLD**

- STUNNING TWO BED SEMI DETACHED TRUE BUNGALOW.
- SET IN QUIET CUL-DE-SAC IN QUAIN VILLAGE OF POULTON LE-FYLDE.
- FRONT & REAR GARDENS, DET GARAGE. PARKING 3+ CARS.
- UPVC DG & GCH. NO CHAIN. RECENTLY MODERNISED.
- KITCHEN & SHOWER ROOM. IDEAL ONE LEVEL LIVING.
- NEAR AMENITIES, TRANSPORT LINKS TOWN CENTRE.





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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 !!



### Disclaimer

**Disclaimer:** The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective



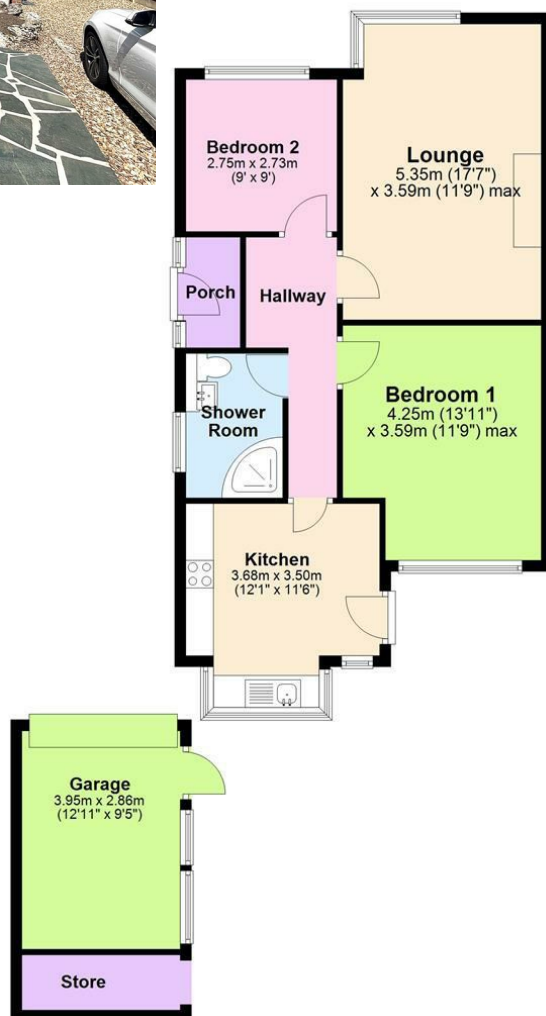
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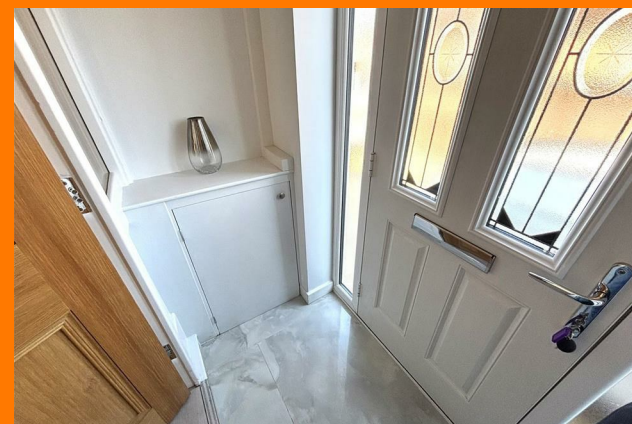




Ground Floor



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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