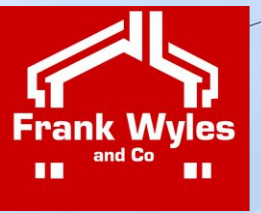


GROUND FLOOR
APPROX. 88.5 SQ. METRES (953.0 SQ. FEET)



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			
		69	83

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15 Poulton Avenue, Lytham St. Annes FY8 3JR

- Semi Detached True Bungalow
- Large Reception, Fitted Kitchen & Conservatory
- 2 Bedrooms & Shower Room
- Private Rear Garden & Garage
- Some Modernisation Required
- No Onward Chain

Offers in the region of £245,000
Freehold

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



Porch Door to:

Entrance Hall Radiator, door to:

Lounge 8.05m (26'5") max x 3.64m (11'11") Double glazed bay window to front, three obscure double glazed windows to side, two radiators, TV point, coving to ceiling, log effect gas fire with brick surround and marble hearth.

Kitchen 4.23m (13'10") max x 3.19m (10'6") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, electric point for cooker with extractor hood over, double glazed window to side, radiator, tiled flooring, patio door to:

Conservatory 4.43m (14'6") x 2.35m (7'8") UPVC construction with double glazed windows, radiator, door to driveway, double doors to rear garden.

Bedroom 1 3.63m (11'11") x 3.03m (9'11") Double glazed window to front, fitted bedroom suite with a range of wardrobes, coving to ceiling.

Bedroom 2 3.32m (10'11") x 3.03m (9'11") Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator, TV point.

Shower Room Fitted with three piece suite comprising shower enclosure with fitted electric shower, vanity wash hand basin with storage under and mixer tap, and WC, part tiled walls, extractor fan, obscure double glazed window to side, radiator

External Paved front garden and driveway providing off road parking space for multiple vehicles and leading to a single garage with up-and-over door, courtesy door, power and light connected. Low maintenance rear garden with mature planted borders.

This semi-detached bungalow offers spacious living in a tranquil location with nearby amenities and shops. The generous layout includes a large reception room (originally two rooms), a fitted kitchen, conservatory, two double bedrooms, and a shower room.

With a private garden at the rear and off-street parking on the driveway leading to a garage, this property presents an opportunity for modernisation. Offered with no forward chain, early viewing is highly recommended.

Tenure: Freehold

Council Tax: Band C

