



11 Sunstone Avenue, Poulton-Le-Fylde, FY6 7YH
£215,000

PROPERTY
PERSPECTIVE

The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Poulton-le-Fylde. Benefiting from modern sophisticated decor throughout, private rear garden and gas central heating.

The living accommodation briefly comprises of; lounge/diner, kitchen and WC/cloaks. To the first floor, 3 bedrooms and bathroom,

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links,.

FREEHOLD

Council tax band - C

GROUND FLOOR

Lounge area 13'4" x 14'5" (4.07 x 4.40m)

High quality wood effect laminate flooring with bay fronted window, blind and open aspect through to the dining area

Dining area 10'7" x 7'11" (3.24 x 2.43m)

High quality wood effect laminate flooring with patio doors leading to the rear garden and blind

Kitchen 6'1" x 10'3" (1.87 x 3.13)

High quality vinyl flooring with blind. A range of integrated kitchen appliances, including oven, hob, hood, slim-line dishwasher and fridge-freezer

WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 10'9" x 8'10" (3.30 x 2.70)

High quality wood effect laminate flooring with window to the front and blind

Bedroom 9'6" x 7'9" (2.90 x 2.37m)

High quality wood effect laminate flooring with window to the rear and blind

Bedroom 8'0" x 6'4" (2.46 x 1.95)

High quality wood effect laminate flooring with window to the rear and blind

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath, heated towel rail, spotlighting and partially tiled decor

EXTERNAL

Well presented and private rear garden, enclosed by panel fencing with double driveway to the front of the property.

