



**14 SHERINGHAM WAY,
 POULTON-LE-FYLDE,
 LANCASHIRE,
 FY6 7EE**

£159,950



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***** GREAT FIRST TIME BUY OR INVESTMENT *****

This three-bedroom mid mews house is situated in a most convenient location just off Moorland Road & walking distance for most to Poulton centre with its bustling café culture and nearby schools and train station.

The property briefly comprises vestibule and wc, lounge, separate dining room/ reception and kitchen. Three bedrooms the master with shower and bathroom. Front and rear gardens and garage.

Early viewing comes highly recommended and no chain.



LOCATION: Found just off Moorland Road and close to the junction with Garstang Road East, within easy reach of the town centre and all amenities. Nearby are good primary and secondary schools, transport routes, train station and motorway access.

STYLE: Modern style, mid mews town house.

ACCOMMODATION: Ground floor; entrance hall with cloaks w.c. Good size lounge with stairs leading off and arch through to the dining / reception room with sliding patio door out. Fitted kitchen and built in cupboard. First Floor; landing area, good size master bedroom with wash hand basin and shower, two further bedrooms and shower room.

OUTSIDE: The property includes a neat and tidy garden with path to the front with on street parking. The back provides a patio garden with raised beds and access to the garage. The garage is found to the rear of the property.

SERVICES: All mains' services are connected, gas central heating and double-glazing.

COUNCIL TAX BAND: The property is listed as band C (Wyre Council)

TENURE: We are advised the tenure of the property is Freehold

VIEWING Strictly by telephone appointment through the Agent's office and comes highly advised.

EPC Rating -