



HUNTERS[®]

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Lockwood Avenue, Poulton-Le-Fylde | Price £380,000
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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

****SEMI DETACHED HOUSE IN A GREAT LOCATION WITH 4 DOUBLE BEDROOMS & A PRIVATE SOUTH FACING REAR GARDEN** Semi Detached House in a Great Location comprising Entrance Porch, Hallway, Lounge, Living Room, Conservatory, Kitchen, Utility Room, Downstairs WC, Landing, 4 Double Bedrooms with Ensuite Shower Room to Master, 3 Piece Bathroom, Enclosed Private South Facing Rear Garden, Off Road Parking to the front for Several Vehicles, Garage, Council Tax Band D**

Entrance Porch Double glazed entrance door, tiled floor, double glazed windows to front & side	Bedroom 1 11'4 x 11'4 Double glazed window to front, fitted wardrobe, radiator
Hallway Stairs to first floor landing	Ensuite Shower Room 5'2 x 5'5 Fitted with a 3 piece suite comprising low level wc, shower enclosure, wash hand basin, tiled walls, double glazed window to side
Downstairs WC Low level wc, wash hand basin	
Lounge 11'5 x 15'7 Double glazed window to front, radiator, dado rail, decorative cornice style ceiling, fireplace	Bedroom 2 13'1 x 11'9 Double glazed window to rear, radiator
Living Room 13'1 x 11'9 Double glazed double doors to rear with matching side panels, wooden laminate flooring, decorative cornice style ceiling, radiator	Bedroom 3 7'4 x 15'8 Double glazed window to front, radiator
Kitchen 11'9 x 11'2 Fitted with a matching range of base and wall units	Bedroom 4 6'10 x 11'10 Double glazed window to rear, radiator
Conservatory 12'7 x 13'6 Constructed with half height walls, double glazed windows and a polycarbonate roof, tiled floor, radiator, double glazed double doors to rear	Bathroom 3'11 x 9'5 Fitted with a 3 piece suite comprising low level wc, panelled bath, wash hand basin, tiled walls, double glazed window to rear
Utility Room 7'5 x 7'3 Plumbing for washing machine, spaces for a dryer and a fridge freezer	Outside Off road parking to the front for several vehicles, Enclosed South facing rear garden with a paved patio, lawn with well stocked borders
Landing Double glazed window to side, dado rail, pull down ladder to a boarded loft space with power & light connected	Garage Up & over garage door to front, power & light connected

Ground Floor



First Floor



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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