



**18 ALDER GROVE  
POULTON-LE-FYLDE  
FY6 8EH**

**£299,950**



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## EXCELLENT RESIDENTIAL POSITION / NO ONWARD CHAIN.....

THIS DETACHED AND EXTENDED TRUE BUNGALOW IS IN AN EXTREMELY POPULAR RESIDENTIAL POSITION AND WITHIN WALKING DISTANCE FOR MOST TO POULTON TOWN CENTRE.

AN IDEAL RETIREMENT PROPERTY OR DOWNSIZE THE ACCOMMODATION HAS BEEN WELL MAINTAINED OVER THE YEARS AND BRIEFLY COMPRISES; TWO DOUBLE BEDROOMS, CAN BE MADE INTO A THIRD, TWO RECEPTION ROOMS AND FITTED KITCHEN, DOUBLE-GLAZING AND GAS CENTRAL HEATING.

MANAGEABLE WELL-KEPT GARDENS, FLAG PAVED DRIVEWAY AND DETACHED SINGLE GARAGE.

EARLY VIEWING IS HIGHLY RECOMMENDED AND NO CHAIN.



**LOCATION:** Occupying a most convenient and sought after residential location (SAT NAV FY6 8EH) just off Carr Head Lane, within a short walk for most of Poulton town centre and all its handy amenities.

**STYLE:** An attractive, detached true bungalow.

**CONDITION:** A very well-maintained property with a good standard of fittings and ready to walk in to.

**ACCOMMODATION:** Ground Floor; entrance vestibule and hallway, good size, bright lounge with feature bow window and fireplace. Fitted breakfast kitchen and side entrance porch / utility space. Two double bedrooms, the master with fitted furniture and modern shower room suite. Extended dining / sitting room to the rear with sliding patio doors.

**OUTSIDE:** Neat and tidy shaped lawn with stocked surrounding borders to the front set behind a low-level brick wall. A flag paved driveway provides off road parking and access to a brick built single garage; wrought iron gates are positioned mid-way for security. Private rear courtyard garden with paved patio and planted miniature shrubs surround.

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

**COUNCIL TAX:** The property is listed as Council Tax Band E. (Wyre Borough Council).

**TENURE:** We are advised the tenure of the property is freehold.

**VIEWING:** By appointment through the agent's office.