



**200 BRECK ROAD,  
POULTON-LE-FYLDE,  
FY6 7JZ**

**£365,000**



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**LARGE DOUBLE FRONTED SEMI-DETACHED PERIOD HOME WITH NO CHAIN. A FANTASTIC OPPORTUNITY TO OWN A SPACIOUS SEMI-DETACHED HOME WITH LOTS OF PAST HISTORY AND AMAZING POTENTIAL – A MUST VIEW.**

SITUATED IN A SOUGHT AFTER, CONVENIENT POSITION THIS FAMILY HOME OFFERS EXTENSIVE ACCOMMODATION OVER THREE FLOORS, IDEAL FOR A GROWING FAMILY AND WITHIN EASY REACH OF POULTON TOWN CENTRE, LOCAL SCHOOLS AND THE NEW BYPASS LINKS. THE LAYOUT BRIEFLY INCLUDES FOUR RECEPTION ROOMS, KITCHEN AND FIVE DOUBLE BEDROOMS. DOUBLE GLAZED, GAS CENTRAL HEATING AND EASY MAINTAINENCE GARDENS.

A PROPERTY WHICH MUST BE VIEWED AND COMES WITH NO ONWARD CHAIN!



**ACCOMMODATION:** Ground-floor; Entrance porch, lounge with feature place and surround, second lounge with matching fireplace, inner hall with useful understairs storage area and sitting room. Large dining-room with French door outside and seperate fitted kitchen. Washroom / W.C. First-floor; two double bedrooms, bathroom / WC with large corner bath and feature washstand. Second-floor; three good sized bedrooms.

**OUTSIDE:** Small garden to front with off road parking for one small vehicle. Private enclosed garden to rear.

**SERVICES:** All mains' services are connected. Gas central heating and UPVC double glazing are installed.

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

**TENURE:** Tenure of the property is freehold.

**EPC RATING - C**

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