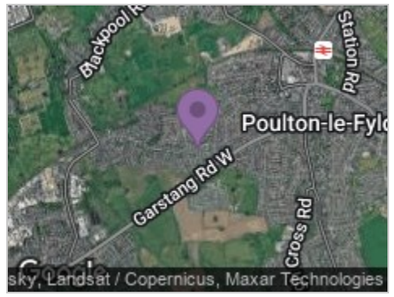
Road Map



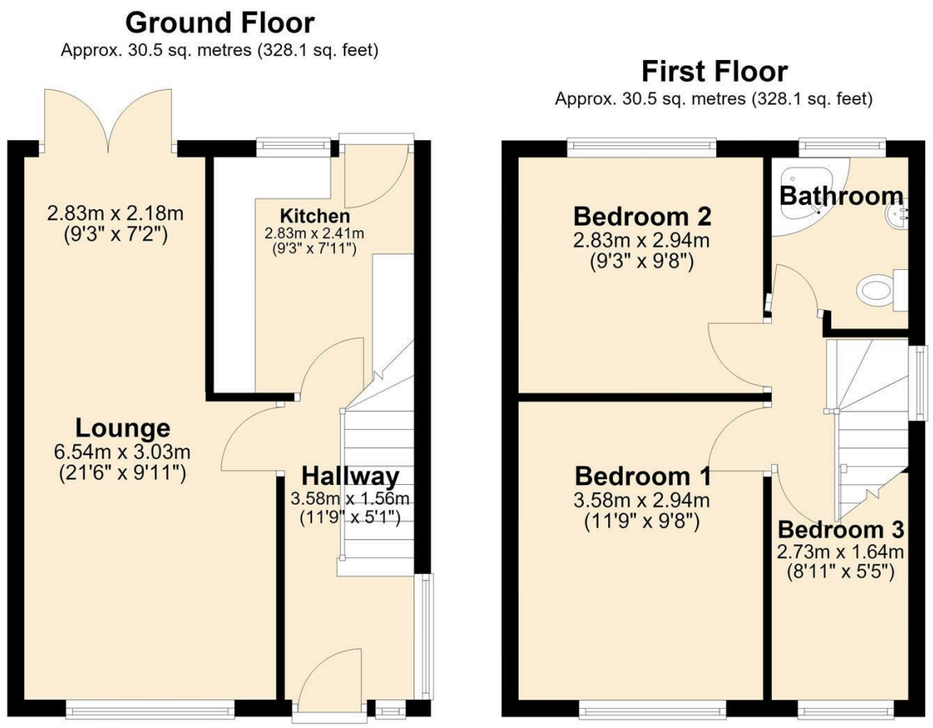
Hybrid Map



Terrain Map



Floor Plan

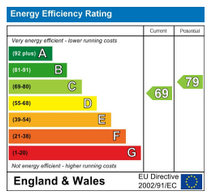


Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Offers In The Region Of £190,000 | 3 | 1 | 1 | C





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Introduction
Ideal First-Time Buyer or Investor Opportunity

A fantastic opportunity for first-time buyers, families or investors, this well-positioned property in the sought-after area of Poulton offers a superb combination of comfortable living, generous outdoor space and exciting potential for the future.

The property features open-plan living, creating a bright and versatile space that is ideal for modern family life and entertaining. To the rear, the spacious, well-kept mature gardens are a particular highlight, offering a wonderful private setting for relaxing and entertaining during the summer months. A decked seating area provides the perfect space for outdoor dining and socialising, while the garden is not overlooked, adding to the sense of privacy.

Externally, the property further benefits from a detached garage and off-road parking, offering excellent practicality for homeowners and valuable additional storage.

There is also potential for a future extension or further development, subject to the necessary planning permissions and consents, making this an attractive proposition for buyers looking to add value and create their ideal home.

Ideally located close to a wide range of local amenities, reputable schools, shops and excellent transport links, the property provides convenient access to everything Poulton and the surrounding areas have to offer.

With its spacious mature gardens, open-plan living, private outdoor space, detached garage, off-road parking and potential for future enhancement, this is a property that offers both immediate appeal and exciting possibilities for the future.

Hallway
UPVC opaque window to side. Stairs to front leading to first floor landing. Meter cupboard. Wood effect laminate flooring, ceiling light and radiator.

Lounge/Diner
21'1" x 9'11" (at widest points)
UPVC double glazed window to front. UPVC patio doors to rear leading out to garden decked patio. Real flame gas fire with contemporary surround. Wood effect laminate flooring, wall and ceiling light and radiator.

Kitchen
9'3" x 7'10"
UPVC double glazed window to rear. UPVC door to rear leading out into rear garden. Range of wall and base units with complimentary worktops above. Stainless steel sink unit with mixer tap above. Four ring gas hob with electric oven beneath and extractor fan above. Plumbed for washing machine. Space for under counter fridge and freezer. Tiled floor, ceiling light and radiator.

First Floor Landing
UPVC double glazed opaque window to side. Access to all first floor rooms. Carpet and ceiling light. Loft access via collapsible ladder. Combi boiler situated in loft.

Bedroom One
11'8" x 9'7"
UPVC double glazed window to front. Fitted bespoke wardrobes. Carpet, ceiling lights and radiator.

Bedroom Two
9'7" x 9'3"
UPVC double glazed window to rear. Carpet, ceiling lights and radiator.

Bedroom Three
8'11" x 5'4"
UPVC double glazed window to front. Carpet, ceiling lights and radiator.

Bathroom
6'9" x 5'4"
UPVC double glazed opaque window to rear. Corner jacuzzi bath with shower above, low flush WC and pedestal wash hand basin. Tiled walls and floors, radiator and ceiling light.

Front Exterior
Low maintenance front garden and tarmac driveway. Access to single garage

Garage
Up and over door to front. Side door.
Power to garage.

Rear Exterior
Beautifully maintained and spacious rear garden. Raised decked patio area leading out from Lounge/Diner.
Well maintained grass lawn and established trees and shrubs.

Further Information
Tenure - Freehold
Council Tax Band - C - Wyre Borough Council
EPC Rating C

