

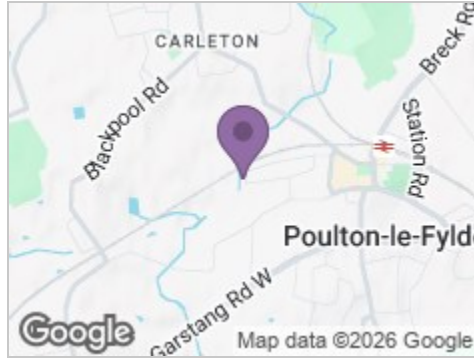
Road Map



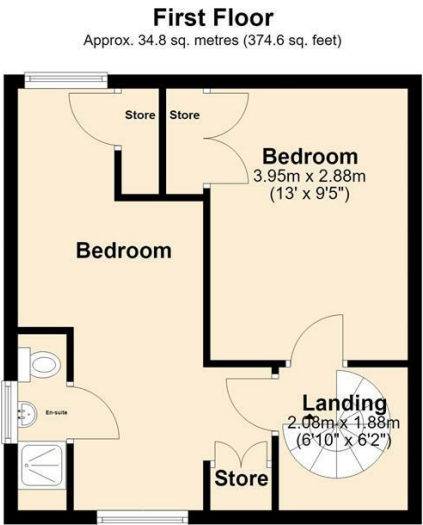
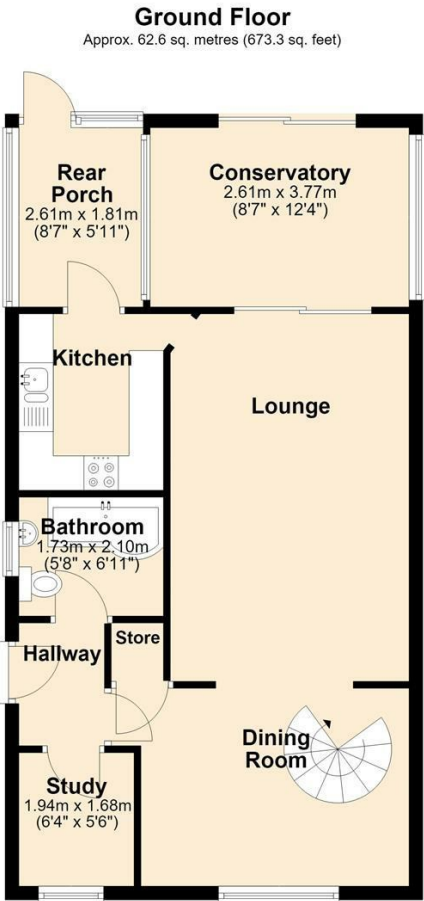
Hybrid Map



Terrain Map



Floor Plan

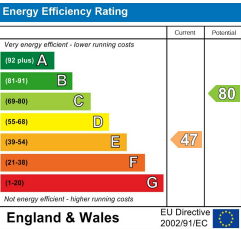


Viewings

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.

Energy Efficiency Graph



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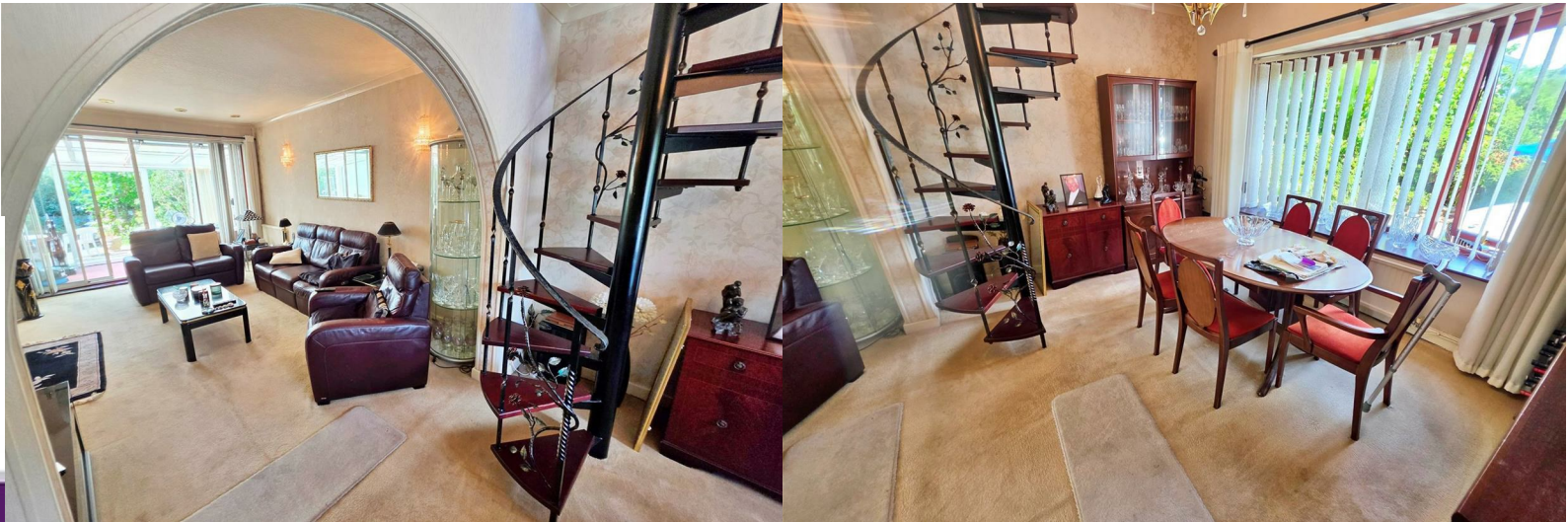
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SALES & LETTINGS



110 Chester Avenue
, Poulton-Le-Fylde, FY6 7RY

Offers In The Region Of £210,000  3  2  2  E



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Front Exterior

Concrete driveway to front and side providing ample off road parking

Rear Exterior

Paved patio and lawned garden with established shrubs.

Open views of field to rear.

Single garage with workshop to rear.

Further Information

Tenure - Freehold

EPC Rating - E

Council Tax Band - C - Council Tax Band

Introduction

Fantastic opportunity for someone looking for a property that requires some modernisation, while benefiting from an unoverlooked rear aspect.

This three-bedroom house has plenty to offer, with excellent potential to modernise and reconfigure the layout to suit your needs.

Situated right in the heart of Poulton-le-Fylde, the property is tucked away in a quiet cul-de-sac, offering a peaceful setting while still being close to everything the town has to offer.

Transport links are excellent, with both the bus stops and train station just a short walk away. A wide range of local amenities, shops, cafés and other facilities are also within easy reach.

Viewing is highly recommended to fully appreciate the layout, potential and location this property has to offer.

Hallway

Door to side providing access from driveway. Access to Bedroom 3/Study, Bathroom & Dining Room

Study/Bedroom Three (Ground Floor)

6'4" x 5'6"

UPVC window to front. Presently dressed as dressing room. Versatile use as either ground floor single bedroom, dressing room or study.

Bathroom

UPVC double glazed window to side. Three

Dining Room

12'9" x 9'5"

UPVC double glazed window to front. Spiral stair

case leading to first floor landing. Open access through to lounge. Carpet, ceiling light and radiator.

Lounge

17'6" x 11'4"

Sliding doors providing access to rear conservatory. Access through to the Kitchen. Carpet, ceiling light and radiator.

Conservatory

12'4" x 8'6"

Sliding doors leading out to rear garden.

Kitchen

8'4" x 6'6"

UPVC double glazed window to side. Range of wall and base units with worktops above. Integral double oven. Integrated fridge and freezer. Ceramic electric hob. Composite sink with mixer tap above. Tiled floor. Access through to Rear Porch/Utility Area.

Rear Porch/Utility Room

UPVC door to rear leading out to rear garden. Plumbing for washing machine and space for tumble dryer. Tiled floor.

Bedroom One

UPVC double glazed window to front and rear. Fitted wardrobes. Carpet, ceiling lights and radiator. Access to En Suite.

En Suite

Three piece bathroom suite comprising; walk in shower unit, pedestal wash hand basin and low flush WC. Tiled walls.

Bedroom Two

12'11" x 9'5"

UPVC double glazed window to rear. Fitted wardrobes. Carpet, ceiling lights and radiator.

