



16 ARGYLE ROAD,  
POULTON-LE-FYLDE,  
FY6 7EW

£145,000



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**\*\*\* IDEAL STARTER HOME IN A TOWN CENTRE LOCATION\*\*\***

This mid terrace house would be an ideal first time buy or buy to let property, sitting within easy walking distance of Poulton centre and nearby convenience shops on Garstang Road East and Lower Green.

Comprising - lounge – extended dining kitchen – ground floor bathroom - three bedrooms, one with en suite shower room - UPVC double-glazing - gas central heating - neat and tidy gardens - off road parking.

Early viewing a must and no onward chain.



**LOCATION:** Found just off Lower green this property is extremely handy for access to local amenities and nearby Schools such as Baines and Hodgson.

**STYLE:** Traditional, three-bedroom terraced property.

**CONDITION:** Well-maintained property but some minor updating may be required

**ACCOMMODATION:** The property comprises; Entrance hall, lounge with wall mounted modern gas feature fire, extended dining kitchen and bathroom / W.c. First floor: master bedroom with en-suite facilities, 2nd double bedroom and single 3rd bedroom.

**OUTSIDE:** Externally the property offers off road parking to the front and a good size easy to maintain rear garden.

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

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

**COUNCIL TAX:** The property is listed as Council tax band B (Wyre Council)

**EPC RATING - D**

**VIEWINGS:** By telephone appointment through the Agent's office.