Road Map



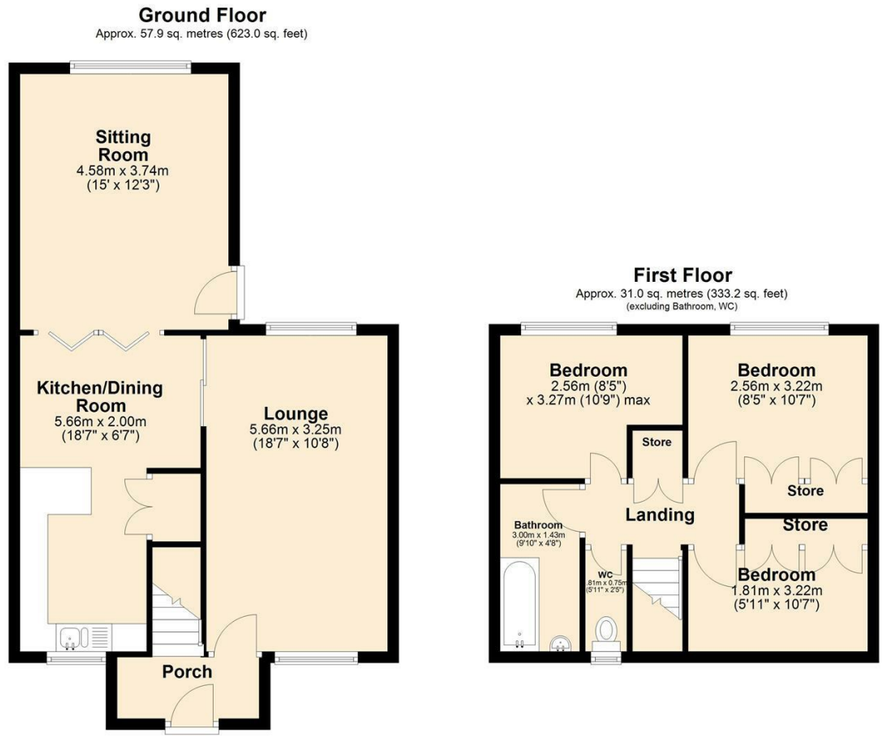
Hybrid Map



Terrain Map



Floor Plan

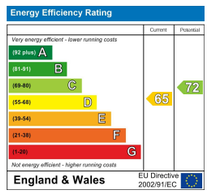


Viewings

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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30 Compley Avenue

, Poulton-Le-Fylde, FY6 8AL

Offers In The Region Of £190,000 3 1 2 D





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, Poulton-Le-Fylde, FY6 8AL

Offers In The Region Of £190,000





Introduction
This property is full of potential and offers an exciting opportunity for those looking to put their own stamp on a home. In need of some modernisation, it is ideally situated in the sought-after area of Poulton-le-Fylde, close to a wide range of local amenities, schools and excellent transport links.

Perfect for first-time buyers looking to create their ideal home or investors seeking a project with plenty of scope for improvement and added value.

The property also benefits from off-road parking and a private, unoverlooked garden, providing a fantastic outdoor space.

Viewing is highly recommended to truly appreciate the size, potential and opportunities this property has to offer.

Porch
UPVC door to front providing access from front garden pathway. Stairs to front leading to first floor landing. Meter cupboard. Access through to Lounge

Lounge
18'6" x 10'7"
Double glazed windows to front and back providing dual aspect. Carpet, ceiling light and radiator. Access through to Kitchen/Diner

Kitchen/Dining Room
18'6" x 10'7" (at widest point)
Double glazed window to front. Wall and base units with worktops above. Stainless steel sink unit. Space for freestanding cooker. Fitted understairs storage cupboard. Vinyl flooring to kitchen area and carpet to dining room. Ceiling light and radiator.

Sitting Room (Rear Extension)
15'0" x 12'3"
Double glazed window to rear. Door to side providing access to rear garden. Three bar gas fire, wall lights, carpet and radiator.

First Floor Landing
Access to all first floor rooms. Cupboard housing boiler. Loft access. Carpet and ceiling lights

Bedroom One
10'6" x 8'4"
Double glazed window to rear. Fitted wardrobes. Carpet, radiator and ceiling lights.

Bedroom Two
8'4" x 10'8"
Double glazed window to rear. Fitted wardrobes. Carpet, radiator and ceiling lights.

Bedroom Three
10'6" x 5'11"
Double glazed window to front. Fitted wardrobes. Carpet, radiator and ceiling lights.

Bathroom
9'10" x 4'8"
Double glazed opaque window to front. Panel bath with electric shower above. Pedestal wash hand basin. Tiled wall and floor. Radiator, airing cupboard and ceiling light.

WC
5'11" x 2'5"
Double glazed opaque window to front. Low flush WC. Tiled wall and floor. Radiator and ceiling light.

Further Information
Tenure - Freehold

EPC Rating - D
Council Tax Band - C - Wyre Borough Council

Front Exterior
Paved driveway to front and side.
Grass lawn to front.

Rear Exterior
West facing rear garden with open aspect views to rear.
Access to brick built detached garage.

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

