

**18 KEVIN AVENUE,  
POULTON-LE-FYLDE,  
LANCASHIRE,  
FY6 7JU**

**£249,995**



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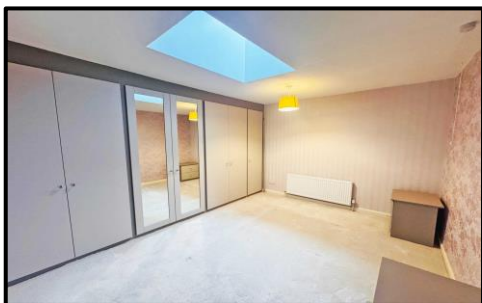


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**\*\*\*CONVENIENT AND POPULAR RESIDENTIAL POSITION\*\*\***

OCCUPYING A MOST PLEASANT RESIDENTIAL LOCATION JUST OFF BRECK ROAD AND CLOSE TO POULTON TOWN CENTRE. A MUST VIEW PROPERTY READY TO WALK INTO WITH A GENEROUS REAR EXTENSION. THIS WELL-PRESENTED SEMI-DETACHED TRUE BUNGALOW BRIEFLY COMPRISES, LOUNGE, FITTED KITCHEN, REAR EXTENDED DINING/SITTING ROOM TWO BEDROOMS & MODERN SHOWER ROOM. GAS CENTRAL HEATING, DOUBLE-GLAZING, FRONT AND REAR GARDENS. DRIVEWAY AND GARAGE.

VIEWING IS HIGHLY RECOMMENDED.



**LOCATION:** Kevin Avenue leads off Royston Road and Riversway at the bottom of Breck Road. A popular residential position within easy access of Poulton centre offering a wide selection of shopping facilities, cafes and bars.

**STYLE:** Semi-detached true bungalow.

**CONDITION:** Well-presented property throughout with a neutral décor finish and ready to walk into.

**ACCOMMODATION:** Comprising, entrance hall with handy storage cupboard and good size front lounge with feature fireplace. Open plan fitted kitchen leading on to an extended sitting/dining room with French doors into the garden. Two bedrooms, the master with fitted wardrobes and feature Velux roof light. Modern tiled shower room.

**OUTSIDE:** The property has a lawned garden to the front set behind a low-level brick wall. Side driveway leading to a gated rear garden. The rear of the property is mainly paved for ease of maintenance.

**SERVICES:** All main services are connected, gas central heating and double-glazing.

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

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

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