Road Map



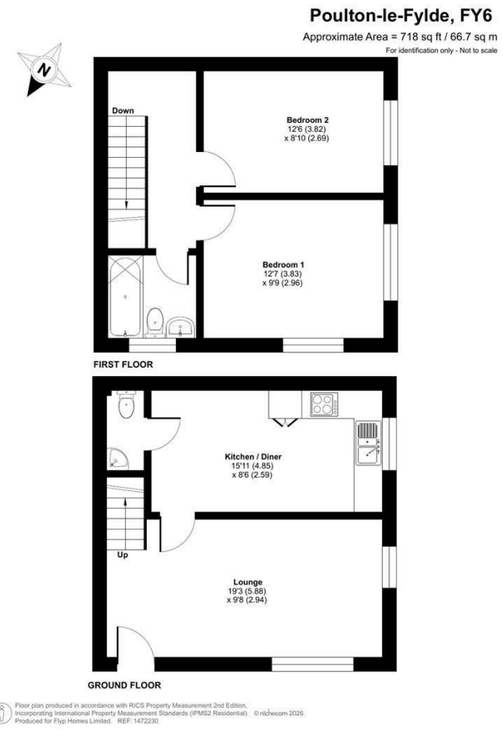
Hybrid Map



Terrain Map



Floor Plan

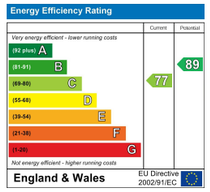


Viewings

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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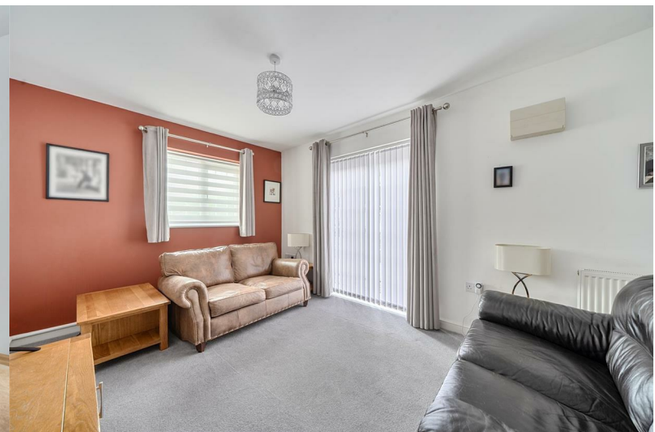


3 Garden Close

, Poulton-Le-Fylde, FY6 7WG

Offers In The Region Of £150,000 2 1 1 C





3 Garden Close

, Poulton-Le-Fylde, FY6 7WG

Offers In The Region Of £150,000





Introduction
Immaculately Presented Two-Bedroom Terrace in Poulton-le-Fylde

A cosy and beautifully presented two-bedroom terrace house, ideally situated in the popular market town of Poulton-le-Fylde, close to a wide range of local amenities and convenient transport links, including access to the M55.

This property is an ideal choice for buyers looking for low-maintenance living, without the hassle of maintaining a large garden. Offering the feel and privacy of a house, with its own private entrance and no communal areas, it could be the perfect next step for those considering an apartment but wanting a little more space and independence.

The property is immaculately presented throughout and offers spacious accommodation comprising an open-plan dining kitchen, generous living room, two well-proportioned bedrooms, a modern three-piece bathroom and the added benefit of a downstairs WC.

Poulton-le-Fylde offers an excellent range of shops, cafés, restaurants and everyday amenities, with good transport connections making it a popular choice for commuters and those wanting to remain well connected.

Whether you're a first-time buyer, downsizing, investing or simply looking for a manageable home in a convenient location, this property is certainly worth viewing.

Viewing is highly recommended to fully appreciate what this lovely home has to offer.

Lounge
19'3" x 9'7"
UPVC door to side providing access. Carpeted stair case leading to first floor landing. Bright and spacious Lounge with UPVC double glazed window to front and side. Carpet, ceiling light and radiator. Under stairs storage. Access through to Kitchen.

Kitchen/Diner
15'10" x 8'5"
UPVC double glazed window to side. Carpeted floor and radiator.to Dining Area. Storage cupboard To Kitchen; Range of wall and base units with worktop above. Four ring gas hob with electric oven beneath and extractor fan above. Stainless steel sink unit with mixer tap above. Combi boiler housed within kitchen cupboard. Plumbed for washing machine. Integral fridge and freezer. Vinyl flooring and ceiling lights.

Ground Floor WC
Low flush WC and wall mounted wash hand basin, Tiled walls and floor, ceiling light and radiator.

First Floor Landing
Access to all first floor rooms. Access to loft. Carpet and ceiling light. Over stairs airing cupboard.

Bedroom One
12'6" x 9'8"
UPVC double glazed dual aspect windows to front and side. Carpet, ceiling light and radiator.

Bedroom Two
12'6" x 8'9"
UPVC double glazed window to side. Carpet, ceiling light and radiator.

Bathroom
UPVC double glazed window to side. Three piece bathroom suite comprising; panel bath with shower above, low flush WC and pedestal wash hand basin. Tiled walls and floor, radiator and ceiling light.

Further Information
Tenure - Leasehold
Lease Term - 999 Years from 1st January 2006
Annual Ground Rent: £210
Service Charge: £208 per annum
Council Tax Band - C - Wyre Borough Council
Allocated Parking Space and Guest Parking

