



24 SHERINGHAM WAY,
POULTON-LE-FYLDE,
FY6 7EE

£185,000



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***** GREAT FIRST TIME BUY OR INVESTMENT *****

This three-bedroom mews house is situated in a most convenient location just off Moorland Road & walking distance for most to Poulton centre with its bustling café culture and nearby schools and train station. The property briefly comprises vestibule, lounge, separate dining room / reception and kitchen. Three bedrooms the master with en suite and bathroom . Spacious end plot with garage and parking.

Early viewing comes highly recommended and no chain.



LOCATION: Found just off Moorland Road and close to the junction with Garstang Road East, within easy reach of the town centre and all amenities. Nearby are good primary and secondary Schools, transport routes, train station and motorway access.

STYLE: Modern style, end mews town house.

ACCOMMODATION: Ground floor; entrance hall with cloaks W.C. Good size lounge with stairs leading off, door through to the dining / sitting room with sliding patio door out. Modern fitted kitchen with a good range of cupboards. First Floor; landing area, good size master bedroom with ensuite shower, two further bedrooms and three-piece bathroom suite.

OUTSIDE: Driveway to the side and small gravelled garden area to the front. Enclosed rear garden with lawn, mature borders, paved patio and gated access. Single garage and additional parking.

SERVICES: All mains' services are connected, gas central heating and double-glazing.

COUNCIL TAX BAND: The property is listed as band C (Wyre Council)

TENURE: We are advised the tenure of the property is Freehold

EPC rating – D

VIEWING: Strictly by telephone appointment through the Agent's office and comes highly advised.