



81 Garden Close, Poulton le Fylde, FY6

Spacious Ground Floor Apartment

£179,950

2 1 2



Located in a popular residential location

Shoreline Estates are thrilled to bring this spacious ground-floor, two-bedroom apartment to the property market, ideally situated within a highly sought-after development in Poulton-le-Fylde.

Offering an impressive amount of living space, this well-presented apartment would make a fantastic home for anyone looking for the convenience of ground-floor living without compromising on room sizes or outlook.

Internally, the accommodation is both spacious and practical. A welcoming hallway leads through to a generous lounge, where French doors open directly onto the private balcony and allow plenty of natural light into the room. The separate fitted kitchen offers a good range of wall and base units with integrated cooking facilities, while an additional utility area provides useful extra space.

Communal Entrance

As you enter the development you will find the communal post-boxes and intercom system. A further door leads into the communal areas, no 81 can be found on the ground floor.

Private Entrance

Hallway

Alarm control panel, Intercom handset, Electric heater, Storage cupboard,

Lounge 4.39m x 4.07m

uPVC double glazed arch window, uPVC double glazed patio doors leading out to the balcony, Two electric heaters. Opening leading to:

Kitchen 2.86m x 1.90m

Range of wall and base cupboard units with complimentary roll edge work tops, One and a half bowl single drainer sink with mixer tap, integrated electric oven, hob and extractor over, Part tiled walls, uPVC double glazed window.



Key Features

- Popular Residential Location
- Lounge with Views Over Communal Gardens
- Two Bedrooms
- Ensuite to Principal
- Bathroom
- Kitchen
- Electric Heating
- Double Glazing
- Communal Gardens
- Early Viewing Essential
- NO CHAIN

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Principal Bedroom 3.00m x 4.54m
Two uPVC double glazed arched windows, Electric heater.

Ensuite
Corner shower within glass enclosure, Vanity wash hand basin, Low flush WC, Part tiled walls, Tiled floor, Electric towel heater radiator.

Bedroom 3.77m x 2.70m
uPVC double glazed arched window, Electric heater.

Bathroom
Bathroom suite comprising of a panelled bath, Pedestal wash hand basin, Low flush WC, Part tiled walls, Tiled floor.

Utility Room
Plumbed for automatic washing machine

Outside

Communal Gardens
Beautiful established wrap around communal gardens mainly laid to lawn with trees and bushes. Car Park for residents

GENERAL

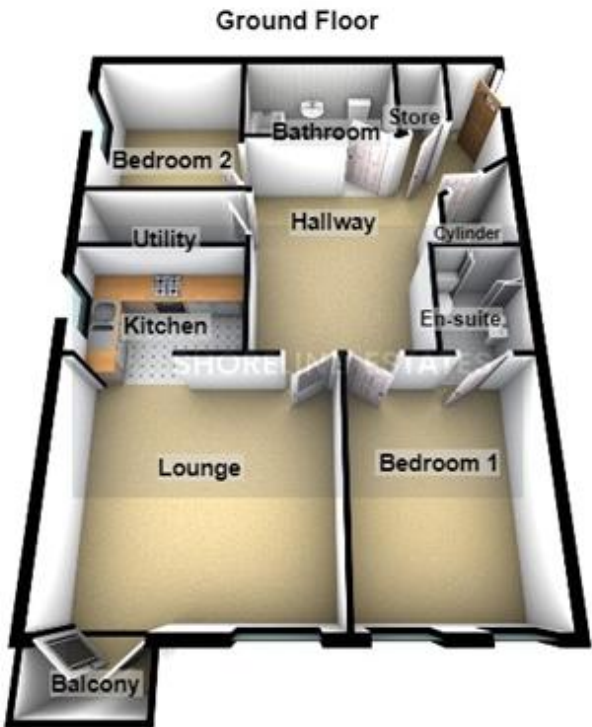
TENURE
Leasehold (All prospective purchasers should verify this information with their solicitors prior to exchange of contracts.)

FIXTURES & FITTINGS
All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

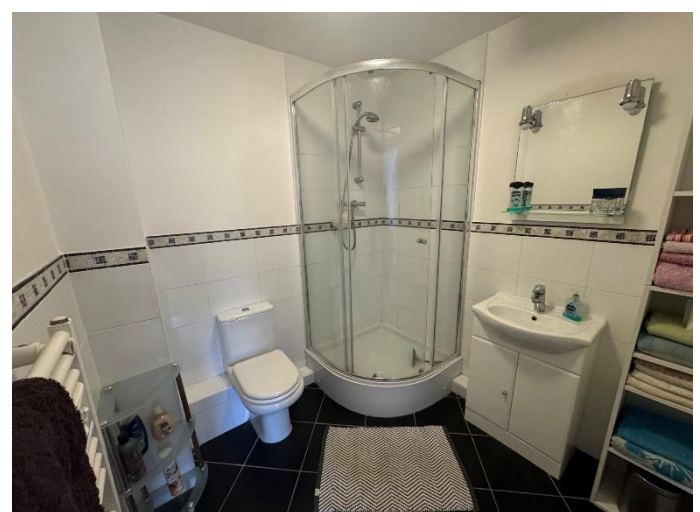
INFORMATION
Please note this brochure including photography and measurements was prepared by Shoreline Estates in accordance with the sellers' instructions and should be used as guidance only.

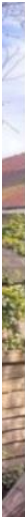
WARRANTIES
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Get in touch

FOR APPOINTMENTS AND ENQUIRIES

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A Fully Tailored Property Service To Meet Your Needs And Exceed Your Expectations





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