



**FLAT 4,
59 BRECK ROAD,
POULTON-LE-FYLDE,
FY6 7AQ**

OFFERS OVER £83,000



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***** FIRST FLOOR APARTMENT ON POULTON'S DOORSTEP*****

OCCUPYING AN EXTREMELY CONVENIENT POSITION AT THE CORNER OF BRECK ROAD AND DERBY ROAD, A STONE'S THROWN FROM THE TOWN CENTRE AND RAILWAY STATION. THIS FIRST-FLOOR ONE BEDROOM APARTMENT IS AN IDEAL INVESTMENT FOR BUY TO LET . COMPRISING OF LOUNGE, MODERN KITCHEN, BEDROOM, SHOWER-ROOM / WC. PARKING, CENTRAL HEATING.

VIEWING RECOMMENDED.



LOCATION: Occupying an extremely convenient position at the corner of Breck Road and Derby Road, a stone's thrown from Poulton town centre, the railway station, transport service routes, shops and other amenities.

STYLE: A first-floor apartment, formed from what was formerly a large Victorian semi-detached property, offering lots of character.

CONDITION: Apartment with modern fittings and decoration. Ideal for first-time buyer or 'buy to let'.

ACCOMMODATION: Communal staircase from ground-floor with access to first-floor flat comprising - Lounge, modern kitchen, bedroom, shower-room / Wc.

OUTSIDE: Communal garden areas with parking space to rear.

SERVICES: All mains services are connected, the property has gas central heating installed.

COUNCIL TAX BAND: The property is listed as Council Tax Band A

TENURE: Tenure of the property is leasehold.

VIEWING: By telephone appointment through the Agent's office.