



**180 BRECK ROAD, POULTON-LE-FYLDE,
LANCASHIRE, FY6 7JZ**

£225,000



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SUPER PROJECT WITH GREAT POTENTIAL.....

Well-positioned detached true bungalow found at the very bottom of Breck Road on the slip road meeting with Mains Lane. Still within walking distance of Poulton centre for most and handy for nearby walks along Skippool Creek.

The property currently comprises; two bedrooms, one reception room and a small rear sunroom, gas central heating and majority double-glazed. Good size gardens and potential space for a garage if required. General modernisation is needed throughout, and the property is sold with No Chain.



Location: Pleasant residential location at the very bottom of Breck Road on the right-hand side near to the River Wyre public house. Within easy access to local shops, transport routes and Poulton town centre.

Style: Traditionally constructed detached true bungalow.

Condition: A property in need of modernisation throughout but offers great potential.
Accommodation: Comprising; side entrance with vestibule, hallway, lounge, kitchen and small sunroom. Two front bedrooms and bathroom/ W.c combined.

Outside: At the front the property has an easy maintenance garden with stone raised beds and planted borders. A tarmac driveway and pathway provide access to the bungalow and ample space for off road parking. The driveway leads to the back of the property with possible space to accommodate a garage (subject to relevant planning permission). The rear garden has a tarmac patio area, which is reasonably private.

Services: All mains' services are connected. Majority Upvc double-glazed and gas central heating.

Tenure: We are advised the tenure of the property is Freehold.

Council Tax: The property is listed as council tax band C (Wyre council)

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