



12 FYLDE ROAD, POULTON-LE-FYLDE, FY6 7JE
 £140,000

***** Perfect starter home or investment / excellent potential*****

Occupying an extremely convenient location adjoining Poulton centre this three-bedroom semi-detached house would be ideal for a first-time buyer or maybe someone looking for an investment.

The accommodation does require general updating but benefits double glazing and a fairly new Worcester boiler.

Early viewing comes highly recommended as this type of property does not hang around on the market for long! No ongoing chain just call 01253 894494



LOCATION: OCCUPYING A POPULAR AND CONVENIENT TOWN CENTRE LOCATION JUST OFF STATION ROAD AND CLOSE TO POULTON PARK (SAT NAV FY6 7JE). WITHIN AN EASY WALK OF ALL AMENITIES INCLUDING THE RAILWAY STATION, SCHOOLS AND PUBLIC TRANSPORT SERVICES.

STYLE: SEMI-DETACHED HOUSE, TRADITIONAL BUILT HOUSE UNDER TILED ROOF.

CONDITION: THE PROPERTY DOES REQUIRE GENERAL UPDATING TO THE DECOR AND MODERNISATION OF THE BATHROOM AND KITCHEN BUT WE FEEL PRESENTS A GREAT OPPORTUNITY.

ACCOMMODATION: GROUND-FLOOR; ENTRANCE HALLWAY WITH STAIRS LEADING OFF, LOUNGE WITH FIREPLACE AND REAR DINING ROOM WITH PANTRY CUPBOARD. GOOD SIZE KITCHEN WITH DOOR OUT TO THE REAR GARDEN. FIRST-FLOOR; TWO GOOD BEDROOMS AND THIRD BOX ROOM. BATHROOM AND W.C.

OUTSIDE: SMALL, EASILY MAINTAINED GARDEN TO THE FRONT SET BEHIND A BRICK WALL. LARGE REAR GARDEN WITH CONCRETE PATIO AND LAWN AREA.

SERVICES: ALL MAINS SERVICES ARE CONNECTED, GAS CENTRAL HEATING AND DOUBLE-GLAZING INSTALLED.

COUNCIL TAX BAND: THE PROPERTY IS LISTED ONLINE AS COUNCIL TAX BAND C (WYRE BOROUGH COUNCIL).

TENURE: WE ARE ADVISED THE TENURE OF THE PROPERTY IS FREEHOLD.

VIEWING: BY TELEPHONE APPOINTMENT THROUGH THE AGENTS'S OFFICE.