



38 Holts Lane, Poulton-Le-Fylde
FY6 8HW
£90,000 OFFERS OVER

REFURBISHMENT OPPORTUNITY / SEMI DETACHED TRUE BUNGALOW.....

THIS SEMI DETACHED TRUE BUNGALOW OCCUPIES A PLEASANT & MOST CONVENIENT RESIDENTIAL POSITION OFF GARSTANG ROAD EAST, CLOSE TO LOCAL CONVENIENCE SHOPS & WITHIN A SHORT WALK FOR MOST TO POULTON CENTRE. THE PROPERTY DOES REQUIRE SOME REFURBISHMENT THROUGHOUT & PRESENTS AN EXCELLENT OPPORTUNITY. THE ACCOMMODATION BRIEFLY COMPRISES; TWO BEDROOMS, GOOD SIZE LOUNGE, KITCHEN & BATHROOM. GAS CENTRAL HEATING. EARLY VIEWING IS HIGHLY ADVISED & NO CHAIN.



LOCATION: Located on the corner of Edenfield, Holts Lane leads off Garstang Road East (Sat Nav FY6 8HW) and is within easy walking distance for most of nearby convenience stores, Poulton centre and local transport routes.

STYLE: A semi detached true bungalow.

CONDITION: The property does require updating.

ACCOMMODATION: Ground Floor; front entrance porch, lounge with fireplace. Kitchen to the side with bay window to the side, Two bedrooms and bathroom W.C.

OUTSIDE: The property has corner gardens to the front and side with gated access leading to a Single garage. The garden to the rear is paved.

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

TENURE: We are advised the tenure of the property is freehold.

VIEWING: By appointment through the agents office.

