



**40 HOLTS LANE,
POULTON-LE-FYLDE,
FY6 8HW**

£209,950



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****EXTENDED SEMI DETACHED TRUE BUNGALOW****

THIS SEMI DETACHED TRUE BUNGALOW OCCUPIES A PLEASANT AND MOST CONVENIENT RESIDENTIAL POSITION OFF GARSTANG ROAD EAST CLOSE TO LOCAL CONVENIENCE SHOPS YET WITHIN A SHORT WALK FOR MOST TO POULTON CENTRE.

THE ACCOMMODATION BRIEFLY COMPRISES; TWO BEDROOMS, GOOD SIZE LOUNGE, REAR RECEPTION ROOM & KITCHEN. FAMILY BATHROOM. GAS CENTRAL HEATING.

EARLY VIEWING IS HIGHLY ADVISED.



LOCATION: Holts Lane leads off Garstang Road East 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: Well-presented and updated by the current owner.

ACCOMMODATION: Ground Floor; front entrance porch, lounge with feature fire place. Fully fitted kitchen to the side of the property with bay window, feature cove lighting and skylight leading via archway to the rear reception room which has access to the rear garden. Two good sized bedrooms and modern, fully tiled bathroom W.C with shower over the bath and vanity sink.

OUTSIDE: The property has a low maintenance front garden with crazy paved drive leading to a detached single garage. The neat rear garden has a centre lawn with planted borders and paved patio areas.

SERVICES: All mains services are connected, G.C.H, UPVC double glazing.

COUNCIL TAX: The property is listed as band C (Wyre Council).

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

VIEWING: By appointment through the Agent's office.