



**4 LIME GROVE,
POULTON-LE-FYLDE,
FY6 8EL**

**GUIDE PRICE
£260,000**



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****NO ONWARD CHAIN ON THIS DETACHED TRUE BUNGALOW, AN IDEAL RENOVATION PROJECT****

This detached true bungalow is situated in a very pleasant and sought after position off Carr Head Lane and Myrtle Ave, easy access to Poulton centre.

Whilst the property requires updating throughout, we feel it offers great potential. The accommodation briefly comprises, two double bedrooms, front reception room, and dining kitchen, large conservatory.

Double glazing, gas central heating installed. Good size gardens and driveway with single garage.

Early viewing a must.



LOCATION: Situated just off Carr Head Lane and Myrtle Ave. The property is in an ideal spot for good primary and secondary Schools and Poulton centre is within easy access, with a handy for a range of amenities, cafes, pubs and restaurants and train station.

STYLE: Detached true bungalow.

CONDITION: The property does require renovating, presenting a great opportunity.

ACCOMMODATION: Ground Floor; entrance vestibule, hallway with cupboard. Front lounge and dining kitchen, large conservatory. Two double bedrooms, bathroom and separate W.C.

OUTSIDE: Easy maintenance front garden with stone chip border. Tarmac driveway which leads to a single garage. The rear garden is currently mainly paved with shrub borders.

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

COUNCIL TAX: The property is listed as Council Tax Band E. (Wyre Council).

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

VIEWING: By appointment through the Agents' office.
