



**78 TITHEBARN STREET,
POULTON-LE-FYLDE,
FY6 7BY**

£225,000



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**** ATTRACTIVE PERIOD PROPERTY COMPLETELY RENOVATED THROUGHOUT & FINISHED TO AN EXCEPTIONAL STANDARD****

This substantial Victorian garden terraced home provides generous living accommodation extended to the ground floor.

The property also comes with the added advantage of no onward chain. Situated close to Poulton town centre with all its amenities, cafes, wine bars, shopping facilities along with railway links.

The property briefly comprises; good size front lounge – dining room / sitting room – extended kitchen – utility room – downstairs w.c. & rear entrance/boot room – three bedrooms – family shower room – double glazing – GCH



LOCATION: Tithebarn Street is a two or three-minute walk from the centre of Poulton where there is an excellent range of amenities. The railway station is within easy reach and local transport routes provide access to other parts of the Fylde.

STYLE: Period, mid terrace property.

CONDITION: Fully renovated throughout with new electrics. Still retaining its original character, neutral décor and ready to move into.

ACCOMMODATION: Ground floor; entrance vestibule with feature floor tiling leading into the hallway, front lounge with box bay window, rear dining/sitting room with original feature cupboard and under stairs storage, newly fitted carpets. The modern kitchen has tiled flooring and is fully equipped with a range of integrated appliances which include; dishwasher, fridge/freezer, electric oven & induction hob. The utility room is plumbed for a washing machine and space for separate dryer. Rear cloakroom/W.C. UPVC entrance/boot room onto rear yard. First Floor; split level landing, large master bedroom across the front of the property, further good size bedroom and a single bedroom to the rear all newly carpeted. Tiled shower room with walk in shower, hand wash basin and low flush W.C.

OUTSIDE: Easy maintenance garden to the front with pathway set behind a low-level brick wall with mature privet bush. The rear has a small yard with open access to the alleyway.

SERVICES: All mains services are connected, gas central heating system and UPVC double-glazing.

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

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

VIEWING: Strictly by telephone appointment through the agent's office and comes highly advised.