



**22 BLEASDALE AVENUE,
 POULTON-LE-FYLDE,
 FY6 7DT**

£300,000



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Immaculate chalet style property in a sought after position.

Situated in a most pleasant and enviable residential location just off Blackpool Old Road and within a short stroll for most to Poulton town centre. This extremely well presented and maintained home offers spacious extended accommodation ready to walk into briefly comprises; entrance vestibule and hallway, front reception room, extended kitchen with dining / sitting area. Three / four bedrooms, bathroom suite and w.c. gas central heating and upvc double glazing, attractive gardens, driveway and single garage.

Viewing is highly recommended.



Location: Popular sought after residential area, within an easy walk of Poulton town centre handy for everyday amenities (SAT NAV FY6 7DT). Local transport service routes are nearby providing access to Blackpool and Thornton Cleveleys.

Style: Semi-detached, dormer style property.

Condition: An extremely well presented home with a neutral theme of décor throughout. Ready to walk into.

Accommodation: Comprising, Ground floor; entrance vestibule with small cupboard, hallway with two cupboards and stairs leading off. Front lounge with a lovely front aspect. Extended kitchen with dining / sitting room to the back of the property and French doors out to the garden. Separate utility room with internal access to the garage. Double bedroom with furniture and modern fully tiled bathroom suite. First Floor; landing area, two double bedrooms, third single / box room and W.C.

Outside: The front is slightly elevated with wide paved driveway providing off road parking and access to the single garage. Front planted rockery garden with a variety of shrubs and bushes set behind a low-level brick wall. Beautiful and maintained rear garden with South facing aspect. Paved patio seating areas, artificial laid lawn and well-established planted borders with a wide variety of foliage.

Services: All mains' services are connected, gas central heating ('Main' Combi Eco boiler) and Upvc double-glazing (exception of one small single glazed unit to the kitchen).

Tenure: We are advised the tenure of this property is freehold.