



**145 BRECK ROAD,
 POULTON-LE-FYLDE,
 LANCASHIRE,
 FY6 7HJ**

GUIDE PRICE £359,950



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Detached bungalow style residence located close to Poulton centre.....

This extremely well presented and maintained detached property sits on a slightly elevated corner position within easy reach of Poulton town centre and all it's amenities. This highly desirable home has been extended and provides a loft conversion ideal for visiting guests or younger families. The accommodation briefly comprises; two receptions and extended garden room, breakfast kitchen, three bedrooms, bathroom and shower room. Gas central heating and double glazing. Well presented gardens, integral garage and the bonus of no forward chain. Viewing comes highly recommended. EPC- E



LOCATION: The subject property can be found approximately three quarters down Breck Road, on the left-hand side cornering with Skippool Avenue (SAT NAV FY6 7HJ). The property is within walking distance to Poulton for most offering an extensive range of shopping facilities. Nearby are good local Schools, Poulton train station centre and local transport service routes.

STYLE: Detached bungalow style residence.

CONDITION: Appointed and maintained to a very high standard, ready to walk into.

ACCOMMODATION: Ground floor; Entrance hallway with built in cupboard, front reception room with feature bay window and French doors out to the side. Rear sitting room with stairs leading off and French doors through to the garden room. Breakfast kitchen and separate utility with integral door into the garage. Double bedroom to the front of the property with fitted wardrobes and bathroom suite. First floor; small landing area, double bedroom with built in storage and W.C, second single/twin bedroom and shower room W.C. NB: The bedrooms do have areas of reduced head height.

EXTERNAL The property enjoys a slightly elevated corner position with surrounding gardens set behind a low level brick wall. The front is approached via two garden gates with pathways and maintained lawn with borders and established hedging. A side paved driveway provides off road parking and access to the single garage with electric roll up door (not tested). The rear provides a secure and private garden space with flag paved patio and planted borders.

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

COUNCIL TAX BAND: The property is listed as council tax band E (Wyre borough council)

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

VIEWING: Strictly by telephone appointment through the agent's office.