



**1 BECKDEAN AVENUE,  
 POULTON-LE-FYLDE,  
 LANCASHIRE,  
 FY6 8BG**

**£160,000**



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TRADITIONAL SEMI DETACHED PROPERTY CLOSE TO BAINES HIGH SCHOOL

A GREAT OPPORTUNITY HAS ARISEN TO PURCHASE THIS SEMI-DETACHED HOME IN A SOUGHT-AFTER RESIDENTIAL LOCATION. REQUIRING FULL RENOVATION THROUGHOUT, IDEALLY LOCATED FOR EASY ACCESS TO GOOD LOCAL SCHOOLS AND CLOSE TO TRANSPORT SERVICE ROUTES.

THE ACCOMMODATION BRIEFLY COMPRISES; THREE BEDROOMS, TWO RECEPTION ROOMS AND KITCHEN. SIDE DRIVEWAY AND SINGLE GARAGE, FRONT AND LARGE REAR GARDENS.

EARLY ENQUIRIES WILL BE A MUST.



**LOCATION:** Positioned at the Highcross Road end of Beckdean Avenue, (SAT NAV FY6 8BG). The property is in an ideal location for Baines High School and other good primary and secondary Schools. Poulton centre is within easy travelling distance, a walk for most, handy for a range of amenities, cafes, pubs and restaurants.

**STYLE:** Traditional semi-detached house.

**CONDITION:** Requires updating throughout.

**ACCOMMODATION:** Comprising, Ground floor; entrance vestibule and hallway with stairs leading off. Front and rear reception rooms, kitchen and small rear porch. First Floor; Landing area, two double bedrooms, single bedroom and bathroom W.C.

**OUTSIDE** Front garden and side driveway with gates. Large back garden ideal for a young family to enjoy mainly laid to lawn, with borders, shrubs and trees.

**SERVICES** TBC and investigated.

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

**COUNCIL TAX:** The property is listed as council tax band B (Wyre council)

**VIEWINGS:** By telephone appointment through the agents office.