



10 LOWCROSS ROAD,
POULTON-LE-FYLDE,
LANCASHIRE,
FY6 8EA

£400,000



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FABULOUS DETACHED TRUE BUNGALOW READY TO WALK INTO AND IN A SOUGHT AFTER LOCATION

Situated in a most convenient residential position off Hardhorn Road and Ash Drive this beautifully-presented detached true bungalow will make an excellent purchase for somebody looking to downsize to a property all on one level. The property has been renovated and updated throughout providing accommodation which is ready to walk into.

Large Porch - entrance hall – good size lounge – dining kitchen – two double bedrooms – en-suite shower room – bathroom – large loft area – gas central heating – UPVC double glazing – easy maintenance and landscaped gardens - garage. Viewing is essential.



LOCATION: Lowcross Road sits between Beech Drive and Ash Drive, close to Hardhorn Road and within a short walk in to Poulton centre for most handy for it's amenities (SAT NAV FY6 8EA).

STYLE: Detached true bungalow.

CONDITION: Beautifully presented throughout with modern decor and fitments. Ready to walk into.

ACCOMMODATION: Large entrance porch, spacious hallway with loft access (via drop down ladder). Good size light and airy lounge with window to the front and side of the property, Fully fitted kitchen with a good range of modern wall and base units, breakfast bar, dining area and bi fold door leading out to the rear garden. Two double bedrooms both with fitted wardrobes, (the master with en suite shower room) and luxurious bathroom W.C. with bath and separate shower.

OUTSIDE: The gardens to the property have been designed for easy maintenance with pattern imprint driveway to the front set behind a low level brick wall providing plenty of off road parking and a single brick built garage sits to the rear of the property. The back garden is easy maintenance with pattern imprint concrete patios providing plenty of seating space to enjoy the afternoon and late evening sun.

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

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

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

EPC: D VIEWING: By appointment through the agents office.