



14 GREENBANK, ARGYLE ROAD, POULTON-LE-FYLDE  
FY6 7EW  
£92,000

**\*\* BEAUTIFULLY PRESENTED FIRST FLOOR RETIREMENT APARTMENT \*\***

**SITUATED IN A CONVENIENT POSITION AND WITHIN WALKING DISTANCE FOR MOST TO PULTON CENTRE AND ALL IT'S AMENITIES. AROUND THE CORNER A TESCO METRO AND SPAR ALSO PROVIDE ACCESS TO EVERYDAY ESSENTIALS.**

**THIS RECENTLY MODERNISED, FIRST-FLOOR RETIREMENT APARTMENT COMPRISES – HALL, LOUNGE, FITTED KITCHEN, DOUBLE BEDROOM AND SHOWER ROOM / WC.**

**LANDSCAPED COMMUNAL GARDENS, OFF STREET PARKING, ECONOMY 7 HEATING AND UPVC DOUBLE-GLAZING.**

**VIEWING RECOMMENDED AND NO CHAIN.**



**LOCATION: 'GREENBANK' IS A SMALL DEVELOPMENT OF RETIREMENT APARTMENTS BUILT BY SIMMONS BUILDERS APPROXIMATELY 30 YEARS AGO. SITUATED OFF ARGYLE ROAD AND LOWER GREEN, WHICH IS ONE OF THE MAIN THOROUGHFARES LEADING INTO PULTON CENTRE.**

**STYLE: A FIRST- FLOOR RETIREMENT APARTMENT.**

**CONDITION: A BEAUTIFULLY PRESENTED FLAT RECENTLY MODERNIZED THROUGHOUT AND READY TO WALK INTO.**

**ACCOMMODATION: COMPRISES; GROUND FLOOR, SHARED (2 FLATS) ENTRANCE HALLWAY WITH STAIRS TO THE FIRST FLOOR AND SMALL LANDING. PRIVATE ENTRANCE WITH TELEPHONE INTERCOM, STORAGE AND AIRING CUPBOARD. LOUNGE AND FITTED KITCHEN, DOUBLE BEDROOM WITH FITTED CUPBOARD AND SPACIOUS BATHROOM/ W.C.**

**OUTSIDE: ATTRACTIVELY LANDSCAPED COMMUNAL AREAS TO THE FRONT WITH PLENTY OF PARKING SPACES. TO THE REAR THERE ARE SOUTHERLY FACING LAWNED GARDENS.**

**SERVICES: ALL MAINS SERVICES ARE CONNECTED WITH THE EXCEPTION OF GAS. ECONOMY 7 HEATING AND UPVC DOUBLE-GLAZING ARE INSTALLED.**

**COUNCIL TAX BAND: THE PROPERTY IS LISTED AS COUNCIL TAX BAND B (WYRE COUNCIL).**

**EPC RATING - C**

**TENURE: WE ARE ADVISED THE TENURE OF THE PROPERTY IS LEASEHOLD. MAINTENANCE CHARGES ARE APPROXIMATELY £70 PER MONTH.**

**VIEWING: BY TELEPHONE APPOINTMENT THROUGH THE AGENTS OFFICE AND COMES HIGHLY RECOMMENDED**

