



**43 TITHEBARN STREET,
POULTON-LE-FYLDE,
FY6 7BY**

£285,000



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SUPRISINGLY SPACIOUS TERRACED VICTORIAN HOME

This fully refurbished three storey, terraced house offers a generous amount of living space in a most convenient and sought after position only a stones throw from Poulton centre and all it's amenities. Two reception rooms, extended kitchen, three bedrooms, large loft room and family bathroom. Off-street parking, generous gardens and gas central heating. Viewing is a must to appreciate the size of the accommodation.

No Chain.



LOCATION: Convenient position on the edge of the town centre (Sat Nav FY6 7BY), a short walk for most to local amenities including cafes, wine bars and shopping facilities. A short cut through also provides easy access to Poulton railway station.

STYLE: A deceptively spacious, Victorian garden terraced property.

CONDITION: An immaculate, fully refurbished property still retaining original features and character whilst offering spacious accommodation.

ACCOMMODATION: Ground floor; Entrance vestibule, long hallway with spindled staircase leading off. Front lounge with bay window leading through to the dining room. Extended, newly fitted breakfast kitchen with French doors to the rear. First Floor; split level landing and spiral staircase to the loft room. Two double bedrooms, one with fitted cupboards and a smaller third bedroom. Brand new family bathroom suite with bath and separate shower. Second floor; spacious loft room not at full head in parts with plenty of eaves storage.

OUTSIDE: To the front the property provides off road parking. The rear has a generous garden with paved patio and lawn.

SERVICES: All mains services are connected, Gas central heating installed.

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

TENURE: Tenure of the property is freehold.

VIEWING: Strictly by telephone appointment through the agent's office and comes highly advised.