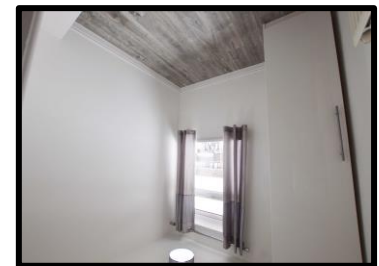
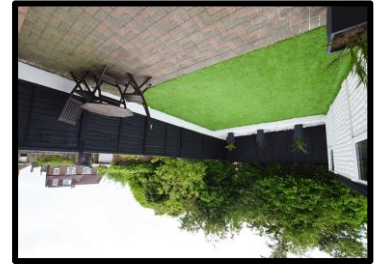
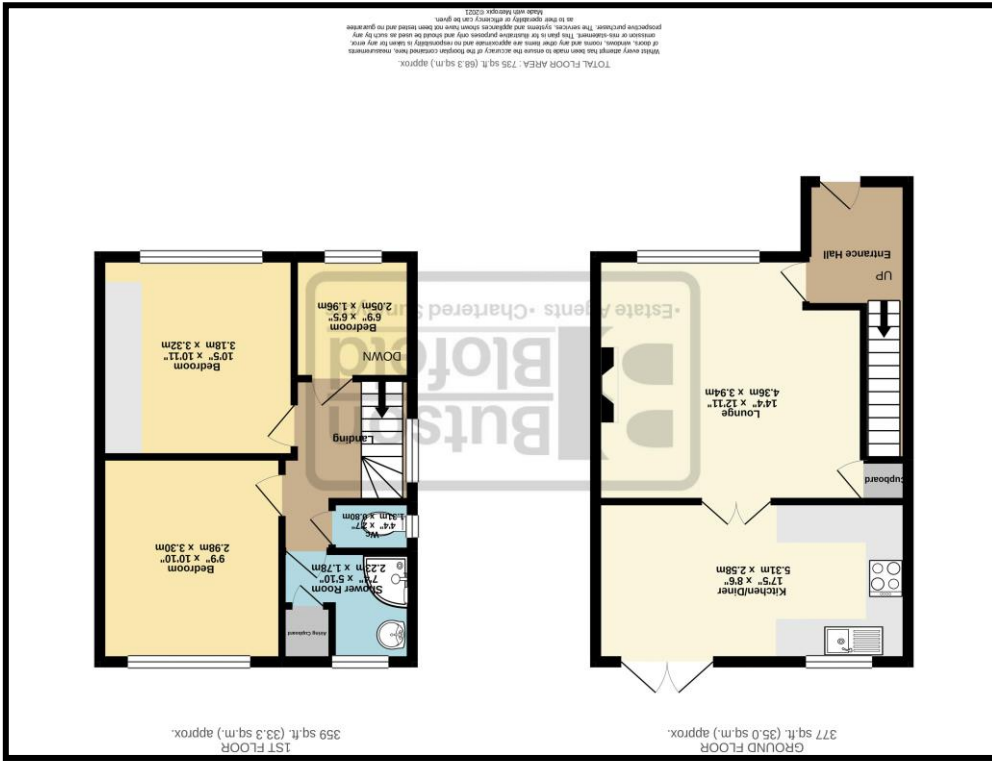


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**47 COMPLEY AVENUE, POULTON-LE-FYLDE**  
**FY6 8AL**  
**£169,950**

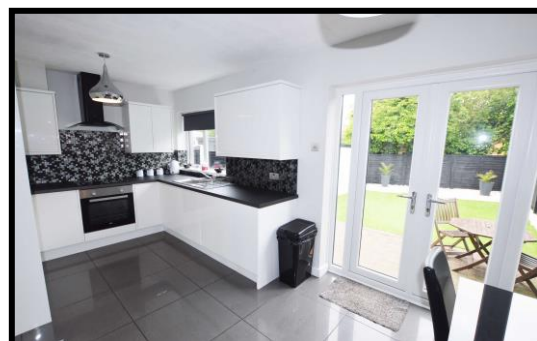


**\*\* BEAUTIFULLY PRESENTED SEMI DETACHED HOME \*\***

**SITUATED IN A MOST CONVENIENT RESIDENTIAL AREA JUST OFF GARSTANG ROAD WEST THIS SPACIOUS SEMI DETACHED HOME HAS BEEN UPDATED BY THE CURRENT OWNERS WITH A MODERN FINISH AND WOULD BE IDEAL FOR A YOUNG FAMILY/FIRST TIME BUYER.**

**THE ACCOMMODATION BRIEFLY COMPRISES, GOOD SIZE LOUNGE AND OPEN PLAN FITTED KITCHEN AND DINING AREA. THREE BEDROOMS, SHOWER ROOM AND SEPARATE W.C. GAS CENTRAL HEATING AND DOUBLE GLAZING, GARAGE, OFF ROAD PARKING AND WELL KEPT GARDENS.**

**VIEWING IS HIGHLY RECOMMENDED.**



**LOCATION:** Situated in a most convenient and popular location just off Garstang Road West. Within a 10-minute walk of Poulton centre, handy for all amenities and nearby to good local primary and secondary schools.

**STYLE:** Well proportioned, semi detached house.

**CONDITION:** The property has been updated by the current owners with a neutral, modern decor

**ACCOMMODATION:** Ground floor; entrance hall with staircase leading off, glass doors lead to a good size lounge with access to under stairs storage. French doors open onto the modern fitted kitchen/diner with French doors to the rear garden. First floor; three bedrooms one with fitted wardrobes, shower room and separate W.C

**OUTSIDE:** The property offers medium size gardens, the front having a small lawn with side borders set behind a low-level brick wall. A brick paved driveway provides off road parking and leads to a single garage. The back garden is laid with artificial lawn and a brick paved patio seating area.

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

**COUNCIL TAX:** The property is listed as Council Tax Band C. (Wyre Council).

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

**VIEWING:** By appointment through the Agents office.

