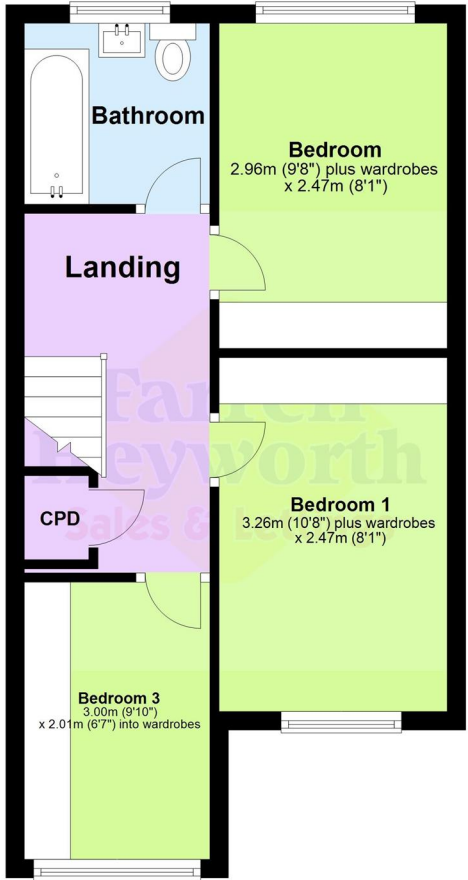


Ground Floor

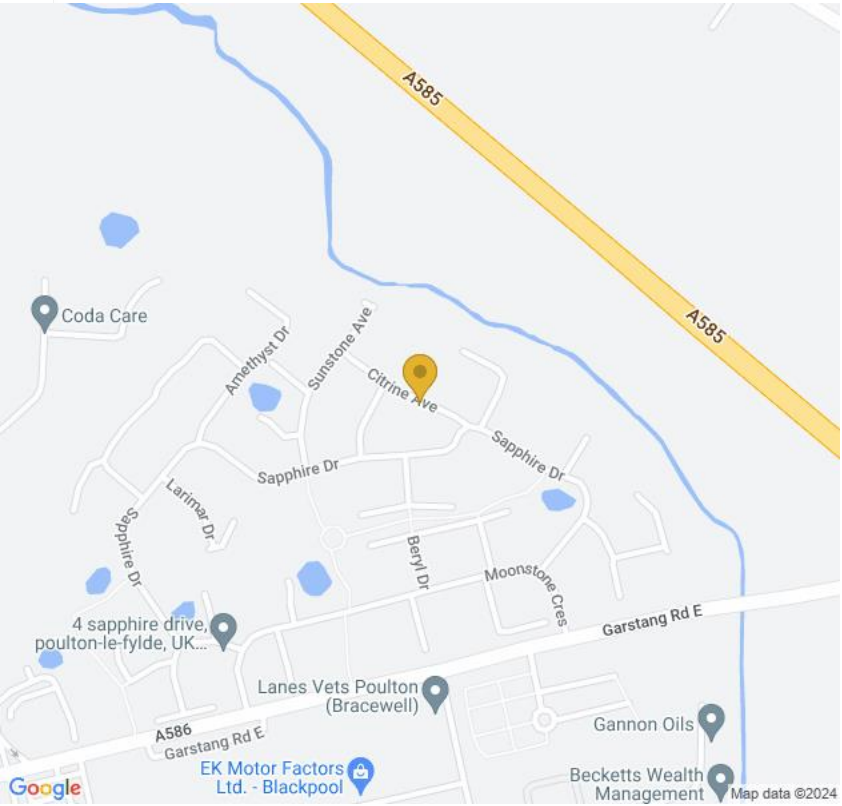


First Floor



**Poulton  
Landmark House  
5a Cleveleys Avenue FY5 2UH**

**Tel: 01253 886000  
Email: [poulton@farrellheyworth.co.uk](mailto:poulton@farrellheyworth.co.uk)  
<https://www.farrellheyworth.co.uk/poulton>**



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**£239,950**

**Citrine Avenue, Poulton Le  
Fylde FY6**



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Immaculate, Recently Constructed Three Bedroom Home (End 1 of 4)**
- **Lovely Fitted Kitchen Diner, Ground Floor WC**
- **Delightful Lawned & Landscaped Garden Areas**
- **Driveway Parking, Gas Central Heating, Double Glazing**

**EPC B**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



Double glazed and warmed by a gas fired central heating system, this recently constructed quasi style semi detached house is immaculate and offers ready to walk into accommodation. Hallway with separate wc, lounge, lovely fitted kitchen diner with French doors providing access to the rear garden, three bedrooms and a three piece bathroom suite.

Externally there is off road driveway parking while to the rear, there is a beautiful fence enclosed lawned and landscaped garden ideal for those who like to entertain.

A great location with easy access of Poulton town centre and its fantastic range of amenities. Internal inspection comes highly recommended.

Tenure: Freehold  
Council Tax: Band C

