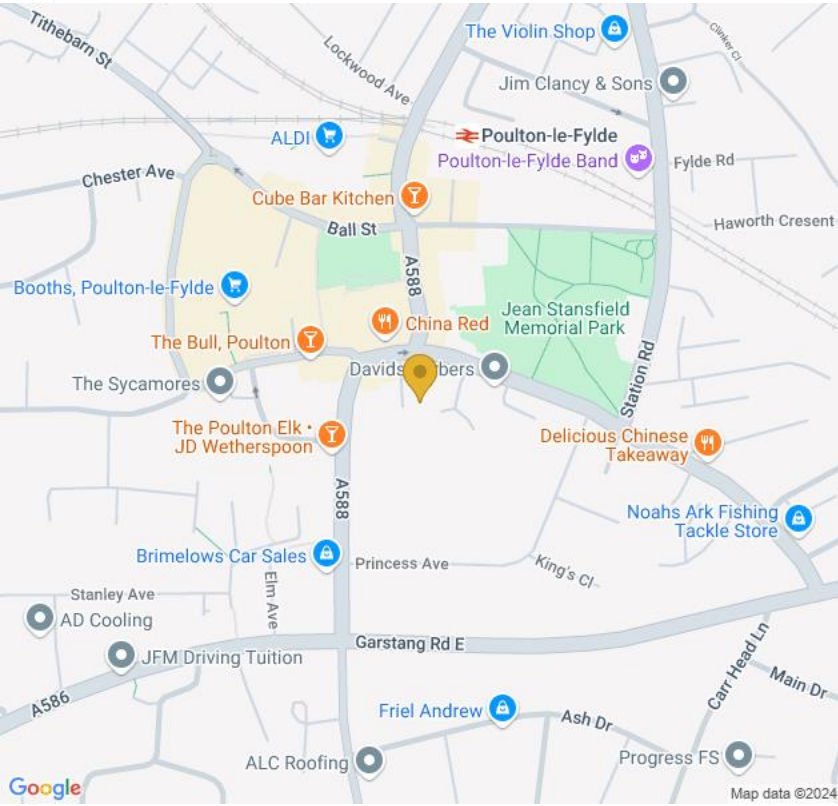


£235,000

Higher Green, Poulton Le Fylde FY6



- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Well Presented Mid Terrace Property, Great Location, No Chain**
- **Lounge, Modern Dining Kitchen, Conservatory, Three Bedrooms**
- **Four Piece Bathroom. Garage to Rear, GCH & DG**
- **Close to Poulton Centre, Viewing Recommended**



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

**Tel: 01253 886000
Email: 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

EPC E

www.farrellheyworth.co.uk



This lovely three bedroom mid terraced property is situated in the heart of Poulton town centre on Higher Green with a great outlook over the park. The location is close to amenities, schools transport and motorway links.

The accommodation has been finished to a good standard and comprises entrance vestibule, lounge, dining/family area, modern kitchen with base and wall units plus a conservatory.

To the first floor there are two good sized bedrooms and a recently fitted bathroom with a bath with shower over, wash basin, wc and tiled walls.

To the second floor there is a third bedroom with two skylight windows and eaves storage. The property benefits from gas central heating and double glazing.

Externally there is a garage for parking at the rear.

Please Note: It is our understanding that the loft conversion may have been undertaken and completed without obtaining planning consent/ building regulation approval and all prospective purchasers should rely upon their own enquiries and investigations as to the permitted and practicable use of this area.

Tenure: Freehold
Council Tax: Band B



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MAB 6451





