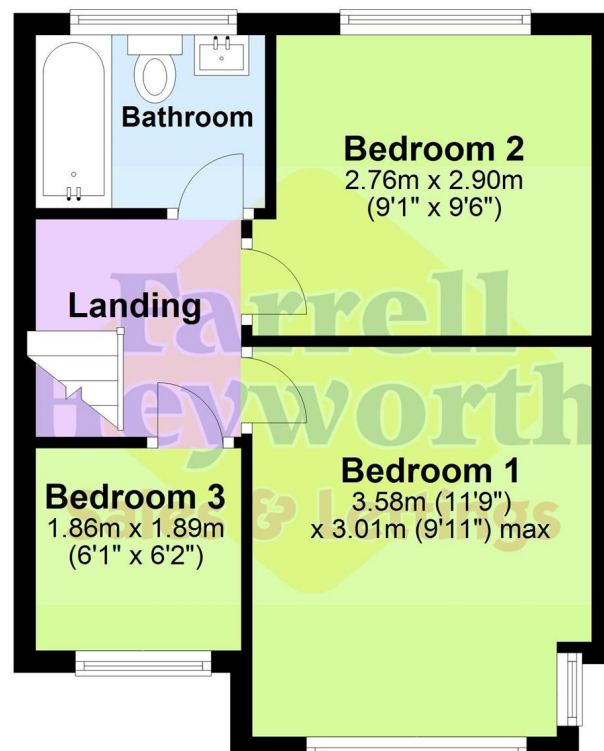
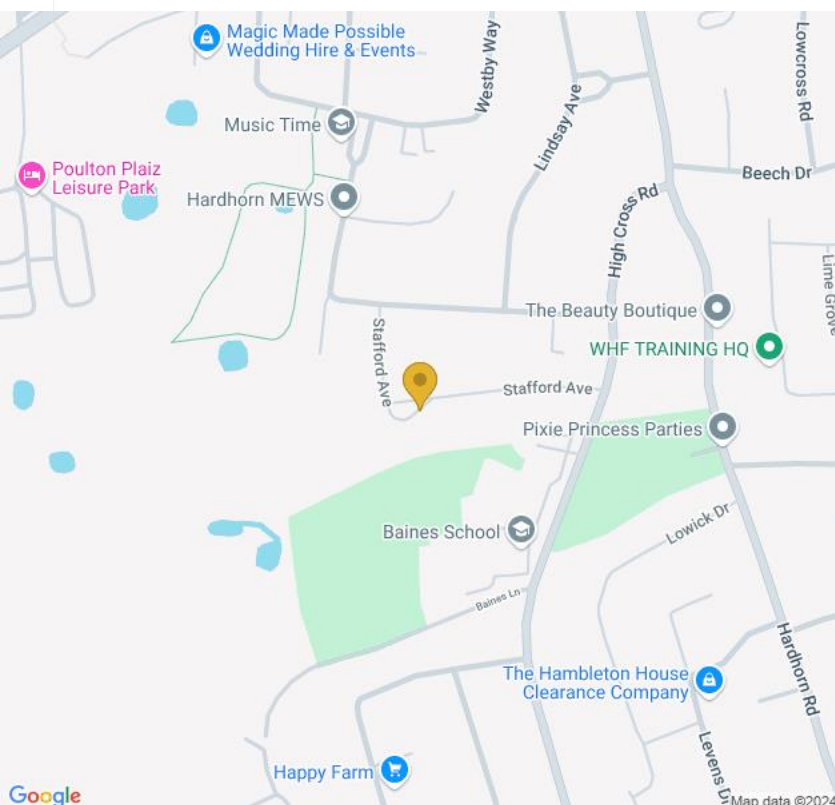


Ground Floor



First Floor



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

**Tel: 01253 886000
Email: poulton@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/poulton>**

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

£249,950

**Beckdean Avenue, Poulton
Le Fylde FY6**

**Farrell
Heyworth
Sales & Lettings**



- **** VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Attractive Quasi Style Semi Detached House**
- **Well Presented Throughout, Good Sized Rear Garden, Garage**
- **Lovely Fitted Kitchen Diner With French Doors To Rear**
- **Ever Popular Residential Location, Viewing Recommended**

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.

EPC E

www.farrellheyworth.co.uk



Situated in an ever popular and convenient residential location, this bay fronted quasi style semi detached house offers well presented accommodation incorporating a lovely modern fitted kitchen diner and three piece bathroom suite.

Double glazed and warmed by a gas fired central heating system, the property has a good sized enclosed lawned rear garden with patio and a detached garage to the rear. Hallway, lounge, fitted kitchen with a great range of fitted units and French Doors lending access to the rear garden, three bedrooms and an attractive three piece bathroom.

A ready to walk into home. Internal inspection comes highly recommended.

Tenure: Leasehold
Leasehold information: Terms: 999 years from 16 April 1935
Current Ground Rent: TBC

Council Tax: Band B



