



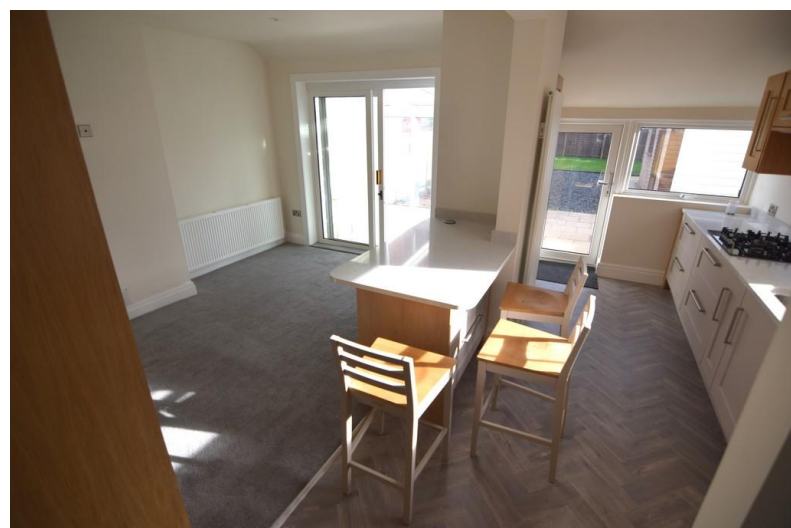
Highcross Road, Poulton

Lancashire, FY6 8DB

- **BEAUTIFUL 3 BED SEMI DETACHED HOUSE**
- **OPEN PLAN DINING KITCHEN**
- **CONSERVATORY**
- **MODERN 4 PIECE BATHROOM**

£1,150 pcm

EPC Rating '59'



Highcross Road, Poulton-le-Fylde, FY6 8DB



Property Description

Beautifully presented three bedroom semi detached house, situated in a popular location close to Poulton & Staining.

Accommodation comprising porch, entrance hallway, lounge, open plan dining kitchen with integrated appliances, conservatory, three first floor bedrooms and modern four piece bathroom suite. Externally with well presented gardens to the front & rear, off road parking and garage. The property also benefits from gas central heating and double glazing.

Viewing highly recommended.

1 months rent in advance and 5 weeks rent as deposit.



PORCH

7' 5" x 3' 7" (2.26m x 1.09m)

HALLWAY

LOUNGE

13' 4" x 10' 3" (4.06m x 3.12m)

DINING ROOM

13' 8" x 9' 1" (4.17m x 2.77m)

KITCHEN

13' 3" x 6' 2" (4.04m x 1.88m)



CONSERVATORY

8' 4" x 8' 2" (2.54m x 2.49m)

BEDROOM 1

13' 6" x 11' 5" (4.11m x 3.48m)

BEDROOM 2

11' 5" x 11' 1" (3.48m x 3.38m)

BEDROOM 3


6' 8" x 6' 3" (2.03m x 1.91m)

BATHROOM

8' 0" x 6' 2" (2.44m x 1.88m)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements