



## Peregrine Court, Poulton Le Fylde

Lancashire, FY6 8FP

- **MODERN TWO BEDROOM SEMI DETACHED HOUSE**
- **LOUNGE OPEN TO MODERN DINING KITCHEN**
- **MOVE IN FUNDS £1,830.76**
- **GROUND FLOOR WC**

**£850 pcm**

EPC Rating 'TBC'





## Property Description

**Modern build two bedroom semi detached house, situated in a quite cul de sac location close to Poulton, shops, schools and other local amenities.**

**Accommodation comprising entrance hall, ground floor wc, lounge open plan to modern dining kitchen, two first floor bedrooms both with en suites & master with built in wardrobe. Externally with easily maintained gardens to the front and rear, garage and off road parking. The property also benefits from gas central heating and double glazing.**

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



HALLWAY

GROUND FLOOR WC

LOUNGE

15' 3" x 13' 2" (4.65m x 4.01m)

DINING KITCHEN

13' 1" x 10' 0" (3.99m x 3.05m)

BEDROOM 1

11' 0" x 10' 4" (3.35m x 3.15m)

EN SUITE

6' 6" x 5' 6" (1.98m x 1.68m)

BEDROOM 2

9' 7" x 9' 0" (2.92m x 2.74m)

EN SUITE

9' 0" x 2' 8" (2.74m x 0.81m)

GARAGE

19' 3" x 9' 5" (5.87m x 2.87m)



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