



16 Argyle Road, Poulton

Poulton-le-Fylde, FY6 7EW

- **Three bedroom terraced house**
- **Two reception rooms**
- **Modern Kitchen**
- **Ground floor bathroom**

£145,000

EPC Rating '68'



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Property Description

Three bedroom mid terraced situated close to Poulton centre, shops, schools and other amenities.

Accommodation briefly comprising entrance hall, lounge, second reception room, ground floor bathroom, brand new modern fitted kitchen and three first floor bedrooms with master ensuite. Externally with good sized enclosed gardens to the front and rear. The property also benefits from gas central heating, double glazing and off street parking to the front with an electric vehicle charging point. In need of some cosmetic upgrading. No ongoing chain.

EPC: TBC

Tenure: Freehold.

Council tax band: B



HALLWAY

Double glazed entrance door. Stairs leading to the first floor

LOUNGE

14' 11" x 10' 1" (4.56m x 3.08m) Double glazed bay window to the front. Laminate flooring. Coved ceiling. Electric fire. Central heating radiator.

DINING ROOM

10' 8" x 8' 10" (3.27m x 2.70m) Double glazed window to the rear. Central heating radiator. Laminate flooring. Understairs storage cupboard.



BATHROOM

Three piece white modern suite comprising low flush wc, pedestal wash hand basin and paneled bath. Built-in storage cupboard. Double glazed window.

KITCHEN

13' 6" x 5' 10" (4.14m x 1.78m) Modern fitted kitchen with a range of fitted wall and base mounted units and complementary work surfaces. Stainless steel sink unit with mixer tap. Plumbed for an automatic washing machine. Double glazed windows to the side and rear. Access door to the rear garden. Stainless steel extractor hood. Wall mounted combi boiler



STAIRS AND LANDING

BEDROOM

14' 1" x 16' 7" (4.30m x 5.07m) Two double glazed windows. Central heating radiator. Brand new fitted carpet.

ENSUITE

Wall mounted wash hand basin, low flush wc and shower cubicle.

BEDROOM TWO

10' 0" x 9' 4" (3.06m x 2.87m) Double glazed window to the rear. Central heating radiator.



BEDROOM THREE

6' 10" x 6' 10" (2.09m x 2.09m) Double glazed window to the rear. Central heating radiator.

REAR GARDEN

Good sized fully enclosed rear garden with lawned area. Brick built garage suitable for storage purposes only



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