



70 Chester Avenue, Poulton-Le-Fylde

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Offers Over **£200,000**

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Poulton-Le-Fylde, Poulton-Le-Fylde

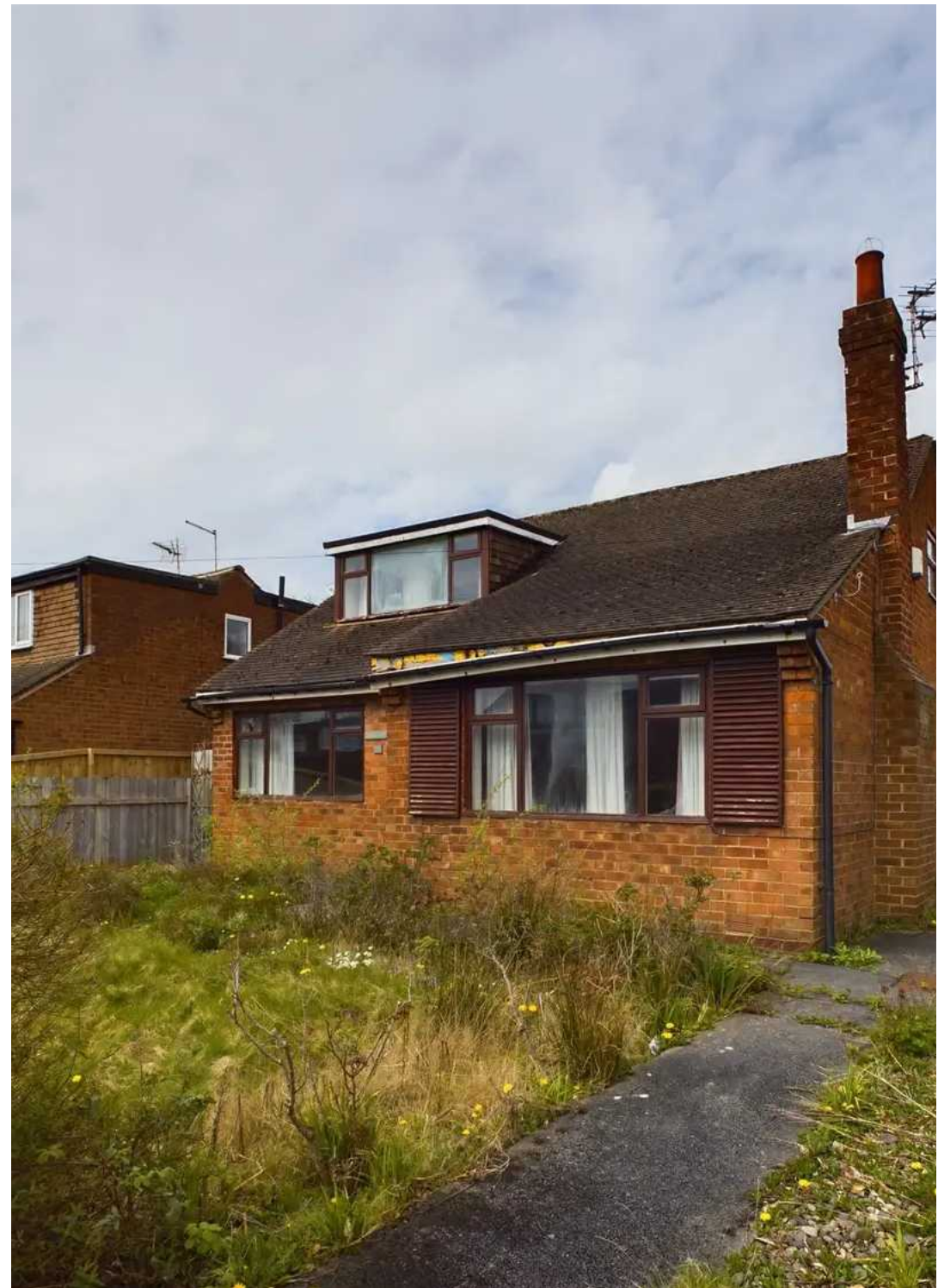
This 3-bedroom dormer presents a fantastic investment opportunity with the added benefit of no onward chain. The property boasts a garage and driveway, offering ample off-street parking. Upon entering, you are greeted by an entrance vestibule leading to a hallway, opening into a spacious lounge, a kitchen with pantry, a bathroom, and a separate WC. The ground floor also features two bedrooms. Upstairs, a generously sized bedroom is accompanied by convenient storage cupboards, providing practicality and comfort for modern living.

Externally, the property offers a garden to the front, complemented by a driveway for added convenience. The rear of the property has a spacious enclosed garden, providing a private outdoor space ideal for relaxation or entertaining guests. A side gate grants easy access to the garage, ensuring practicality and security for your vehicles or additional storage needs.

Council Tax band: E

Tenure: Freehold

- Investment Opportunity
- Garage, Driveway
- Entrance vestibule, Hallway, Lounge, Kitchen with pantry, Bathroom, Separate WC, 2 Bedrooms to the ground floor
- Bedroom with storage cupboards to the first floor





Entrance vestibule
2' 6" x 3' 7" (0.76m x 1.10m)

Hallway
6' 1" x 6' 8" (1.85m x 2.02m)

Lounge
15' 11" x 12' 0" (4.86m x 3.65m)

Kitchen
12' 7" x 12' 0" (3.84m x 3.67m)

Pantry
2' 6" x 7' 1" (0.77m x 2.15m)

Bedroom 1
9' 5" x 13' 6" (2.88m x 4.11m)

Bedroom 2
9' 5" x 9' 5" (2.88m x 2.88m)

Bathroom
5' 1" x 6' 6" (1.56m x 1.97m)

WC
2' 6" x 5' 4" (0.77m x 1.62m)

Landing
8' 10" x 11' 11" (2.70m x 3.62m)

Bedroom 3
13' 6" x 13' 7" (4.12m x 4.13m)





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FRONT GARDEN

Garden to the front with driveway.

REAR GARDEN

Spacious enclosed garden to the rear with side gate access to the garage.

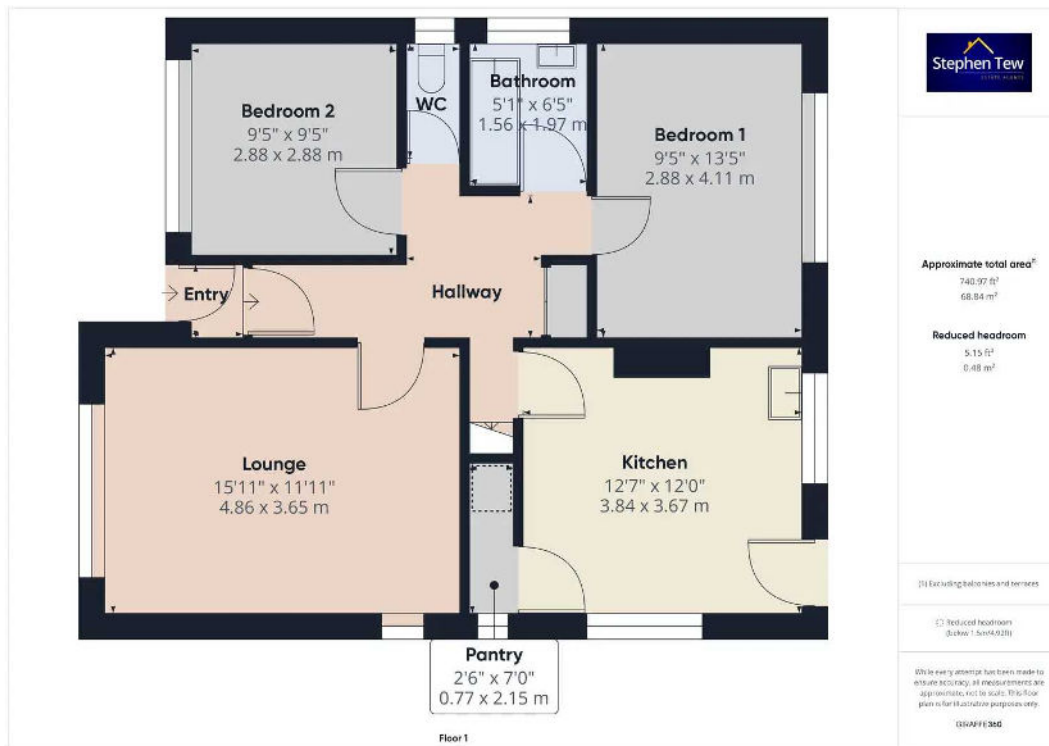
GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces







Stephen Tew Estate Agents

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