



**56 Garstang Road West , , Poulton-le-Fylde, FY6 7SN**

**Price: £229,950**

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- A True 2 Bedroom Detached Bungalow
- Double Glazed & Gas Central Heated
- Good Room Sizes Throughout
- Huge Potential, A Must View
- Gardens Front And Rear
- Off Road Parking & Garage
- Sought After Area
- Sold With No Onward Chain

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# 56 Garstang Road West , , Poulton-le-Fylde

## INTRODUCTION

Tiger Sales are delighted to introduce this DETACHED 2 DOUBLE BEDROOM TRUE BUNGALOW. Situated in a sought after area and sold with no onward chain delay. Offering good room sizes throughout, huge potential along with off road parking and a garage. Would make an ideal long term home and viewing comes highly recommended.

On entrance to the property there is a composite door leading into vestibule. Meter cupboard, inner door to hallway with doors leading off to all rooms.

The main lounge is spacious in size along with having dual aspect windows, fitted carpet, ceiling light, fire with feature surround, radiator. A generous size kitchen which has a range of wall and base units with work surfaces, sink with mixer tap, space for freestanding appliances, integrated stainless steel single oven with integrated four ring gas hob, room for dining table and chairs along with double glazed windows to side and rear elevation and composite door to rear garden.

There are 2 good size double bedrooms with fitted carpet, ceiling lights and double glazed windows.

A five piece family bathroom comprising of a panelled bath, pedestal wash hand basin, toilet, bidet and walk in shower. Double glazed windows to rear elevation and fully tiled walls.

Externally to the rear the property benefits from a private lawned garden bordered with a range of hedges and shrubs, side access to the front which has a wall enclosure, gated access allowing room for off road parking via the side driveway.

A property located in a prime spot and with endless potential to be a great long term home.

## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

### APPROXIMATE AGE OF THE PROPERTY

### TENURE

The property is **Freehold**

### COUNCIL TAX

Band "D"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

| Valuation Band | Council Tax 2017/18 | Council Tax 2018/19 | Council Tax 2019/20 |
|----------------|---------------------|---------------------|---------------------|
| A              | £1104.47            | £1170.70            | £1218.16            |
| B              | £1288.54            | £1365.82            | £1421.19            |





## 56 Garstang Road West, , Poulton-le-Fylde

|   |          |          |          |
|---|----------|----------|----------|
| C | £1472.62 | £1560.93 | £1624.21 |
| D | £1656.70 | £1756.05 | £1827.24 |
| E | £2024.86 | £2146.28 | £2233.29 |
| F | £2393.01 | £2536.52 | £2639.35 |
| G | £2761.17 | £2926.75 | £3045.40 |
| H | £3313.40 | £3512.10 | £3654.48 |

### PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

16/06/2026



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