THINKING OF SELLING?
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.
**SEMI DETACHED HOUSE WITH 3 DOUBLE BEDROOMS WITHIN WALKING DISTANCE OF POULTON TOWN CENTRE**

Well Presented Semi Detached House in a Great Location consisting of Storm Porch, Entrance Hall, Lounge, Dining Kitchen. To the First Floor there are 3 Double Bedrooms & a 4 Piece Bathroom, Enclosed Rear Garden, Off Road Parking, No Onward Chain, Viewing Recommended

**STORM PORCH**

**ENTRANCE HALL**
Side entrance door, double glazed windows to front and side, stairs to first floor landing with under stairs storage cupboard

**LOUNGE**
6.68m (21' 11") x 3.61m (11' 10")
Double glazed window to front, radiator, gas fire set in feature surround, decorative cornice style ceiling, double glazed sliding doors to rear

**DINING KITCHEN**
3.40m (11' 2") x 4.14m (13' 7")
Fitted with a matching range of base and wall units, round edge worktops with matching breakfast bar, 1 & 1/2 bowl stainless steel sink with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, built in eye level electric double oven, four ring gas hob with extractor hood over, space for fridge freezer, double glazed widows to side & rear, radiator, door to garden

**LANDING**

**BEDROOM 1**
2.41m (7' 11") x 4.70m (15' 5")
Double glazed window to side, radiator, walk in wardrobe, access to eaves storage space

**BEDROOM 2**
3.66m (12' 0") x 3.00m (9' 10")
Double glazed window to front, radiator, built in wardrobe, loft access via pull down ladder

**BEDROOM 3**
2.51m (8' 3") x 3.84m (12' 7")
Double glazed window to rear, radiator, built in wardrobe

**BATHROOM**
2.95m (9' 8") x 2.01m (6' 7")
Fitted with a white 4 piece suite comprising low level wc, pedestal wash hand basin, panelled bath, shower enclosure, double glazed window to rear, heated towel rail, tiled walls

**OUTSIDE**
Off road parking to front and side, Enclosed rear garden with a variety of plants and shrubs, out building to the rear with power and light connected
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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