



4 Myrtle Avenue, Poulton-Le-Fylde,
FY6 7HP

£239,950

Are you searching for a ready to walk in, showhome standard True Bungalow ?.... well look no further !
This beautiful home has been the subject of an exacting transformation in recent years, now boasting all the feel of a new build in a traditional shell. Truly a credit to the current owner - needs to be seen to be appreciated.

- Lounge - over 16'
- Stunning fitted Dining Kitchen
- Two Bedrooms
- Modern Shower room
- Wrap around Gardens
- Garage and parking
- Immaculate presentation
- Just over half a mile from Poulton centre



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Hall: Luxury vinyl board flooring, Coved ceiling, Recessed lighting, Built in cupboard, Loft access, UPVC double glazed window and composite door, Meter cupboard, Electric radiator.

Lounge: 16'8" x 11'5" (5.08 m x 3.48 m) Recessed fireplace, Coved ceiling, TV point, UPVC double glazed bay window, Electric radiator.

Dining Kitchen: 11'3" x 11'1" (3.43 m x 3.38 m) Simply stunning range of modern fitted wall and base cupboard units with quartz finish worktops and matching breakfast bar, Recessed sink with mixer tap, Built in oven with plate warmer and pan drawer, and hob with extractor, Integrated microwave; washer/dryer; dishwasher; fridge freezer, Recessed and cabinet lighting, Vinyl plank flooring, UPVC double glazed window, and double doors opening out on to the Garden, Electric radiator.

Bedroom 1: 13'8" x 11'5" (4.17 m x 3.48 m) Built in cupboard housing the modern fitted water boiler, UPVC double glazed window, Electric radiator.

Bedroom 2: 8'10" x 8'10" (2.69 m x 2.69 m) UPVC double glazed window, Electric radiator.

Shower: Superb modern three piece comprising; Walk in shower, Vanity wash basin, Integrated low flush WC, Recessed lighting, UPVC double glazed window, Towel heater radiator.

Outside:

Gardens: There are delightful wrap around gardens, the front and side are mainly lawned with well stocked beds and borders, the Southerly facing rear is mainly paved.

Parking: Brick built Garage with an electric door, accessed via a private block paved driveway.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2195.05 (2026/27)



Directions: Leave Poulton centre along Breck Road, pass through the traffic lights at Station Road and take the fourth left into Breck Drive. Myrtle Avenue can be found at the bottom.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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