



21 Curzon Road, Poulton-le-Fylde,
Lancashire, FY67EL

Offers Over £125,000

A lovely Mid Terraced home located in a great spot, right on the edge of Poulton Centre. With a Lounge, modern style Dining Kitchen and two Double Bedrooms, 21 would make an absolutely perfect first time buy or downsize, and is sold with

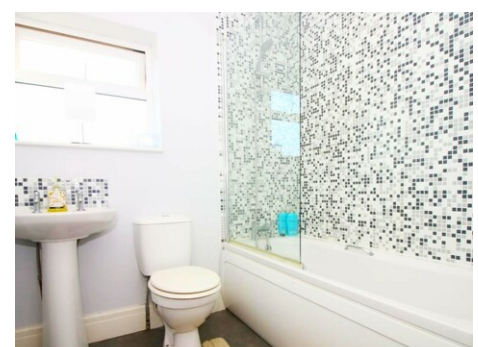
NO ONWARD CHAIN.

- Lounge
- Modern style Dining Kitchen
- Two Double Bedrooms
- Modern Style Bathroom
- UPVC double glazing
- Gas central heating
- South Easterly facing rear Garden



McDonald
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Vestibule: UPVC double glazed door.

Lounge: 13'2" x 13'2" (4.01 m x 4.01 m) Solid fuel stove set in a feature fireplace, Coved ceiling, TV point, UPVC double glazed window, Radiator.

Dining Kitchen: 16'2" x 8'8" (4.93 m x 2.64 m) A range of modern style wall and base cupboard units with complementary worktops, Cooker point with extractor, Single drainer sink, Plumbed for washing machine, UPVC double glazed windows and door, Radiator.

First Floor:

Landing:

Bedroom 1: 16'2" x 12'0" (4.93 m x 3.66 m) UPVC double glazed window, Radiator.

Bedroom 2: 10'2" x 10'1" (3.10 m x 3.07 m) UPVC double glazed window, Radiator.

Bathroom: Modern style three piece comprising; Panelled bath with shower attachment, Pedestal wash basin, Low flush WC, UPVC double glazed window, Towel heater radiator.

Outside:

Rear: A south-easterly facing rear garden, Mainly paved, Brick built store.

Heating: Gas central 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 - B - 1655.24 (2023/24)



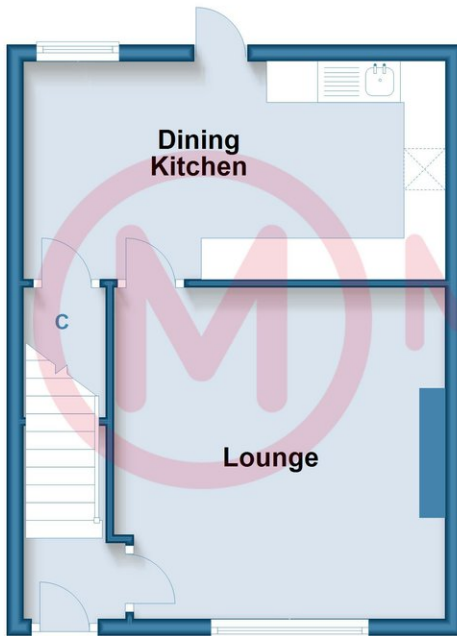
Directions: Take Station Road heading south, at the end turn left into Lower Green and finally second left into Curzon Road.

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
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			82
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Ground Floor



First Floor



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Curzon Road

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