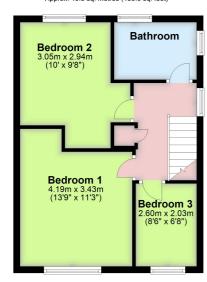
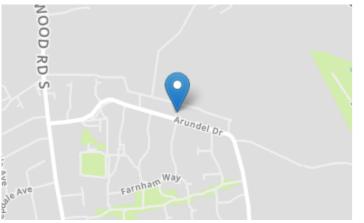


First Floor





PROTECTED

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35 Arundel Drive,

Poulton-le-Fylde, Lancashire, FY6 7TE



- Great Buy To Let Investment
- Immediate Rental Income of £700pcm
- Sold With Tenant In Situ
- 3 Bedrooms
- Viewing Highly Recommended



£155,000

Leasenoid Energy Efficiency Rating: D



35 Arundel Drive,

Poulton-le-Fylde, Lancashire, FY6 7TE

£155,000

Attention Landlords! This Semi Detached Family home is in a prime location and being sold with a tenant in situ with a rental income of £700pcm. The accommodation briefly comprises a large through reception, fitted kitchen, 3 bedrooms and a family bathroom. Off street parking to the front and a private garden to the rear. Early viewing is highly recommended.

Tenure: Leasehold

Council Tax: Band C



Ground Floor

Entrance Hall

Secure UPVC part glazed front door, radiator, telephone point, door to:

Lounge

4.11m (13'6") x 3.43m (11'3")

Ceiling cornice, TV point, UPVC double glazed window overlooking the front garden, feature fireplace, tiled flooring, archway to:

Dining Room

3.23m (10'7") x 2.77m (9'1")

UPVC double glazed sliding patio doors giving access to the rear garden, ceiling cornice, radiator, External tiled flooring.

Kitchen

3.23m (10'7") x 2.52m (8'3")

Fitted kitchen with a matching range of base and eyelevel cabinets with complimentary countertop over, stainless steel 1 1/2 sink with drainer and mixer tap, flooring electric hob with extractor hood over, integrated electric oven, plumbing for washing machine, space for tumble dryer, space for fridge, UPVC double glazed door to the driveway.

First Floor

Landing

Obscure UPVC double glazed window, loft hatch giving access to the loft, storage cupboard, door to:

Bedroom 1

4.19m (13'9") x 3.43m (11'3")

UPVC double glazed window overlooking the front garden, fitted bedroom suite, radiator.

Bedroom 2

3.05m (10') x 2.94m (9'8")

UPVC double glazed window overlooking the rear garden, radiator.

Bedroom 3

2.60m (8'6") x 2.03m (6'8")

UPVC double glazed window overlooking the front.

Bathroom

UPVC double glazed window to the side and rear, three-piece bathroom suite comprising panel bath with mixer tap and shower attachment, sink with taps, low-level WC, radiator.

Front

Low maintenance open front garden mainly laid to lawn, driveway with offstreet parking for two cars, pathway leading to the front door.

Rear

Low maintenance rear garden with patio area and artificial grass, single garage, hardstanding to the side of the property.