



**01253 713 695**  
**21 Orchard Road, St. Annes FY8 1RY**  
**01253 731 222**  
**11 Park Street, Lytham FY8 5LU**  
[sales@frankwyles.com](mailto:sales@frankwyles.com) [lytham@frankwyles.com](mailto:lytham@frankwyles.com)  
[www.frankwyles.com](http://www.frankwyles.com)  
 facebook.com/frankwyles @frankwyles



**35 Arundel Drive,**  
**Poulton-le-Fylde, Lancashire, FY6 7TE**

- Semi Detached Family Home in a Prime Location
- Great Buy To Let Investment
- Immediate Rental Income of £700pcm
- Sold With Tenant In Situ
- 3 Bedrooms
- Viewing Highly Recommended



**£155,000**

Leasehold  
 Energy Efficiency Rating: D



Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -  
 (1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.  
 (2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



## 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, 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.

### External

#### 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.