



24 Curzon Road, Poulton-le-Fylde  
FY6 7EL

**£149,950**

**\*\*POTENTIAL, POTENTIAL, POTENTIAL\*\***

An End Garden Terraced home located in a great spot, right on the edge of Poulton Centre, and occupying a plot rarely seen in central FY6- the driveway alone is around 20' wide, the rear Garden around 50' PLUS there is a Garage around 28'. Parking ? Extending ? Developing ? ... thoroughly versatile and sold with NO ONWARD CHAIN.

- Lounge
- Dining Kitchen
- Two Bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- Impressive plot size
- No onward chain

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1948.



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**Vestibule:** UPVC door.

**Lounge:** 13'5" x 10'9" (4.09 m x 3.28 m) Wood effect laminate flooring, TV point, UPVC double glazed window, Radiator.

**Dining Kitchen:** 13'8" x 7'5" (4.17 m x 2.26 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob, One and a half bowl stainless steel sink, Plumbed for washing machine, Wood effect laminate flooring, UPVC double glazed windows.

**Rear Porch:** 8'8" x 7'3" (2.64 m x 2.21 m) UPVC double glazed window and door.

**First Floor:**

**Landing:** Loft access, UPVC double glazed window.

**Bedroom 1:** 13'10" x 10'6" (4.22 m x 3.20 m) UPVC double glazed window and door.

**Bedroom 2:** 10'5" x 7'10" (3.17 m x 2.39 m) TV point, UPVC double glazed window, Radiator.

**Bathroom:** Three piece bathroom comprising; Panelled bath, Low flush WC, UPVC double glazed window, Radiator.

**Outside:**

**Front:** Mainly paved.

**Rear:** Over 50' in length, Laid to lawn with established trees and storage shed.

**Parking:** A sizeable driveway, around 20' wide, Leading to a garage.

**Garage:** Measuring up to 28' x 12', with light and power connected.

**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 £1732.68 (2024/25)



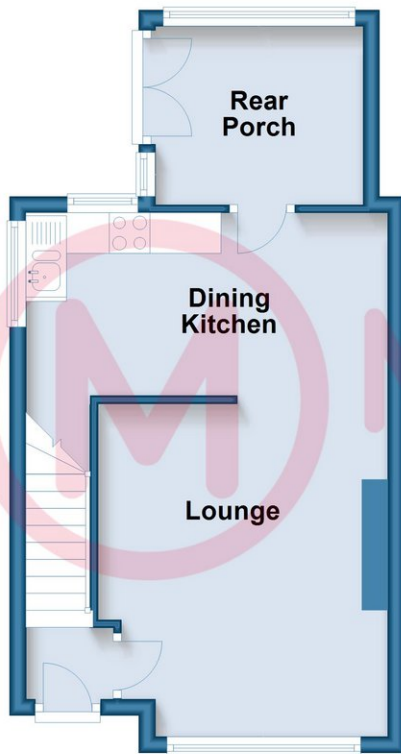
**Directions:** Take Station Road heading south, at the end turn left into Lower Green and finally second left into Curzon Road.

**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.

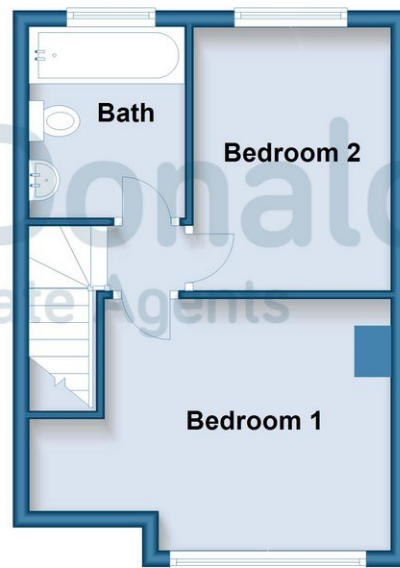
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Ground Floor**



**First Floor**



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**Curzon Road**

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