



-  Semi Detached House
-  Three Bedrooms (Potentially Four Bedrooms)
-  Open Plan Fitted Kitchen

-  Two Reception Rooms
-  Parking
-  Inspection Recommended

**Price: Offers in Excess of £259,950** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008

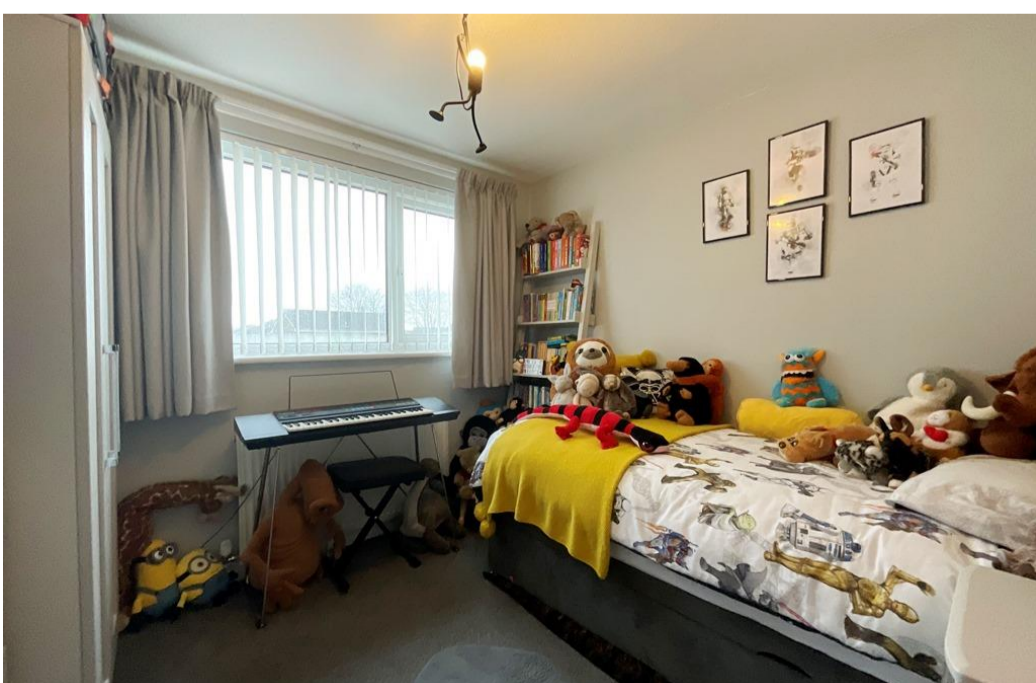




AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this beautifully presented semi-detached house offering attractively proportioned accommodation. The property is installed with gas central heating and upvc double glazing, briefly comprising Porch, Hall, Living Room, Modern Kitchen/Dining Room/Lounge, Shower Room and Bedroom 3 to the ground floor with 2 Bedrooms and Bathroom to the first. The property was originally built with 3 bedrooms to the first floor, however the current owners have adapted the third bedroom into a dressing area, off the main bedroom. This can be readily reinstated by the new owner to return into a fourth bedroom.

Outside, a paved driveway provides off road parking for multiple vehicles. The rear garden has paved patio, shaped lawn and established borders.

Glencoyne Drive is located off Fylde Road where there are local shops. A number of well regarded schools and the many amenities of Churchtown shopping village are readily accessible.



## Ground Floor:

**Porch**

**Hall**

**Living Room** - 4.72m x 3.75m (15'5" x 12'3") into bay

**Kitchen/Dining Room** - 4.83m x 6.32m (15'10" x 20'9") Overall

**Lounge** - 2.95m x 2.75m (9'8" x 9'0")

**Bedroom 3** - 3.77m x 1.83m (12'4" x 6'0")

**Shower Room** - 1.04m x 1.83m (3'5" x 6'0")

## First Floor:

**Bedroom 1** - 4.7m x 2.81m (15'5" x 9'2") Overall

**Potential 4th Bedroom/Dressing Area** - 3.26m x 1.92m (10'8" x 6'3") Overall

**Bedroom 2** - 2.81m x 2.73m (9'2" x 8'11")

**Bathroom** - 1.92m x 1.84m (6'3" x 6'0")

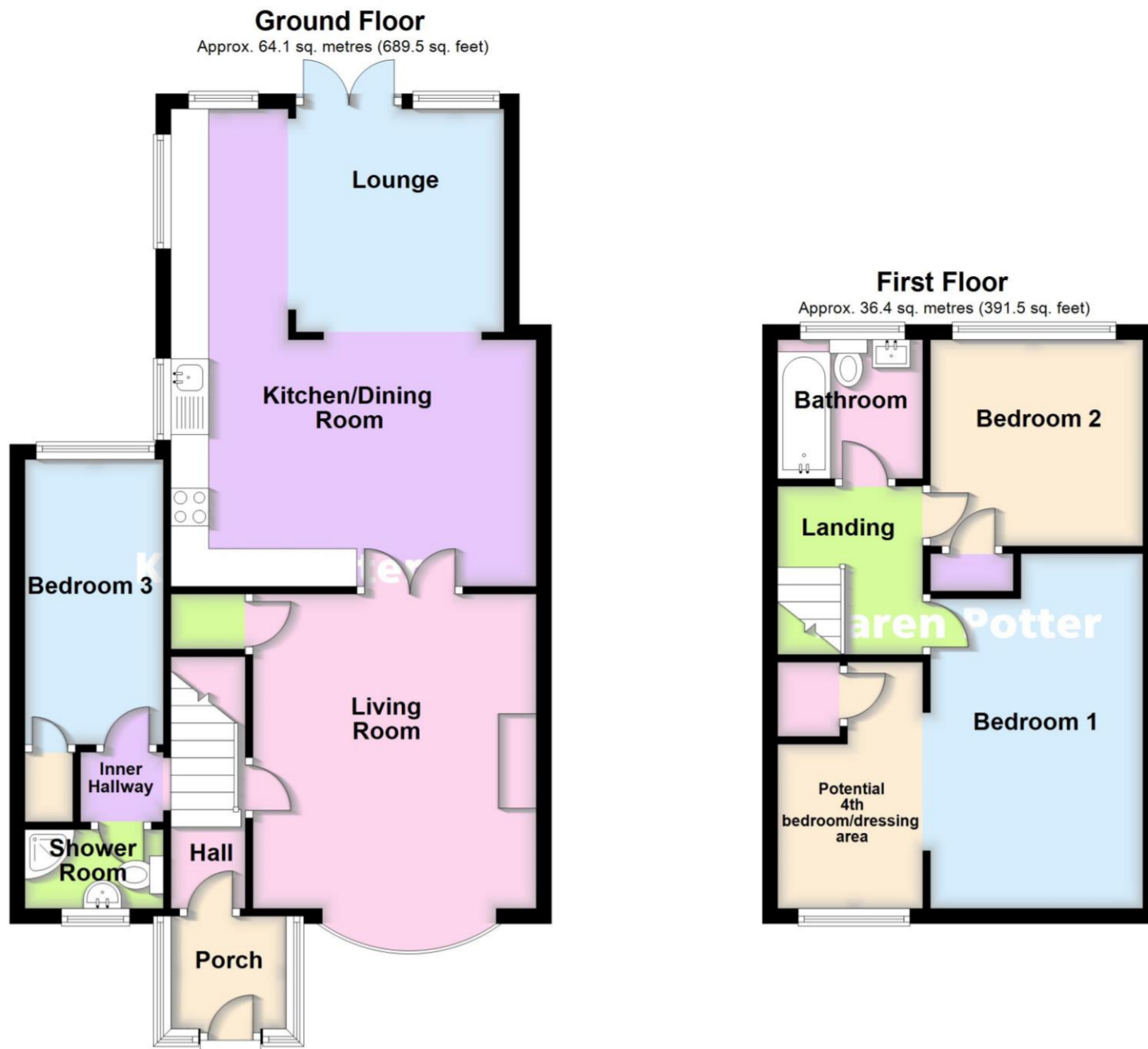
**Outside** - Outside, a paved driveway provides off road parking for multiple vehicles. The rear garden has paved patio, shaped lawn and established borders. Glencoyne Drive is located off Fylde Road where there are local shops. A number of well regarded schools and the many amenities of Churchtown shopping village are readily accessible.

**Council Tax** - Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C.

**Tenure** - Freehold

**NB** - We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 100.4 sq. metres (1081.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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