

**64 Holts Lane  
Poulton Le-Fylde  
FY6 8HW**

**Ref: OPM059L**

- **Two Bedroom Bungalow**
- **Open Aspect Front Garden**
- **Rear South West Facing Garden**
- **Garage To The Rear**
- **Off Road Parking**
- **Gas Central Heating**
- **UPVC Windows Throughout**
- **Viewing Highly Recommended**



**Kenricks Property Management are delighted to offer to Let this two bedroom bungalow situated in the quite area of Holts Lane in Poulton, close to Poulton Le-Fylde's vibrant town centre, local amenities, & transport links.**

**Lounge:**

**A beautiful lounge with large UPVC bay window giving a spacious feel to the room. The room is decorated in neutral tones, fitted white ash laminate flooring, Adam style fire surround with marble hearth & electric fire.**



**Bedroom 1:**

**Spacious double bedroom with built in wardrobes. The bedroom is decorated in neutral tones, carpeted throughout with a window overlooking the conservatory & garden.**

**Bedroom 2:**

**Single bedroom comprising of built in wardrobes, UPVC window and carpet**



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**Bathroom:**

**3 piece suite comprising of low level WC, pedestal wash hand basin, panelled bath with overhead shower, tiled flooring and walls. UPVC window.**

**Kitchen:**

**Modern open plan kitchen fitted with white cupboards. Free standing Gas cooker with eye level grill, UPVC window overlooking driveway & door leading to the conservatory.**



**Conservatory:**

**Spacious room comprising of large UPVC bay window overlooking the rear garden, tiled flooring, plumbed for washing machine. UPVC door leading to garden.**

**External:**

**To the rear of the property is a great sized South West facing paved garden with planted borders. To the front of the property is a driveway providing off road parking and an open aspect partially lawned area.**



**Viewing is highly recommended.**

**Price: £600.00 p.c.m plus £600.00 bond and references required.**

**Additional information**

- **EPC Rating: 67 D**
- **Council Tax: Band C**
- **Benefits: Considered**
- **Pets: Considered**
- **Smokers: No**
- **Children: Considered**

