



LOVE HOMES  
SALES & LETTINGS

2 Bed Flat

£120,000



## Falkus Court, Hardhorn Road, Poulton-Le-Fylde

**\*\*REDUCED FOR QUICK SALE\*\*CALLING ALL INVESTORS, LANDLORDS AND FIRST TIME BUYERS \* IDEAL BUY TO LET OPPORTUNITY \* SPACIOUS SECOND FLOOR FLAT \* LOCATED IN CENTRAL POULTON LE FYLDE \***

Love Homes Estate Agents are delighted to bring to the market a beautifully presented two bed roomed Flat in the heart of Poulton le Fylde Village, close to local amenities and Poulton train station.

Accommodation comprises of a good sized lounge with a large window allowing plenty of natural daylight in, a kitchen with breakfast area, a modern three piece bathroom, two double bedrooms and storage cupboard. The property is double glazed throughout, benefits from gas central heating and has its own designated car parking space to the rear.

Viewing Highly Recommended. No Chain. Tastefully decorated in neutral tones throughout.

To arrange a viewing call our Blackpool office on 01253 587196.

## Key Features

Two bed roomed spacious flat

Light and airy lounge

Modern shower room

Double glazed

Gas central heating

In the heart of Poulton Le Fylde

Designated car parking space to the rear

EPC = C



## Ground Floor

**Entrance Hallway** - Entered via a Glazed Front Door and Given Direct Access to the Shower Room. Kitchen and Lounge.

**Living Room** - 14' 4" x 13' 11" (4.39m x 4.26m) Large Window Flooding the Room with lots of Natural Light, Double Radiator, Ceiling Light.

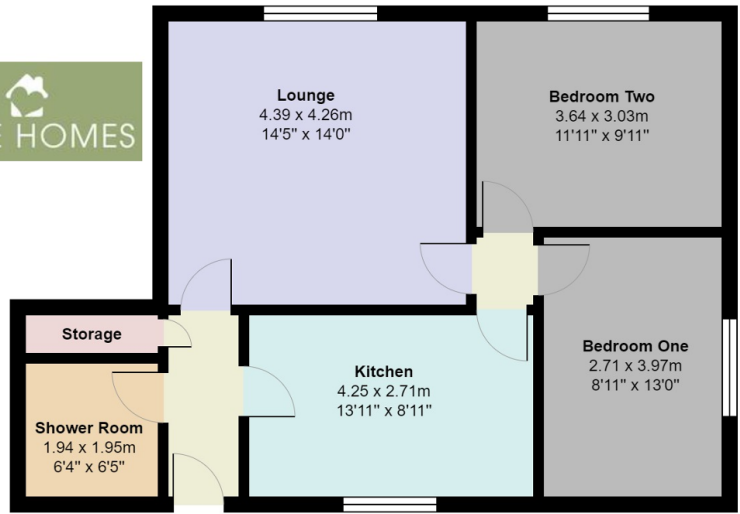
**Bedroom 1** - 12' 11" x 8' 10" (3.97m x 2.71m) Fitted Wardrobes, Large Window, Radiator, Ceiling Light.

**Bedroom 2** - 11' 10" x 9' 11" (3.64m x 3.03m) Large Window, Radiator, Ceiling light.

**Kitchen** - 13' 11" x 8' 10" (4.25m x 2.71m) A nice sized Kitchen/Breakfast area with a Low level unit which incorporates a Sink and Drainer, Free Standing Electric Cooker and a Combi Boiler. The Large Window to the side allows plenty of Natural Light.

**Shower Room** - 6' 4" x 6' 3" (1.95m x 1.94m) A Modern Double Shower Cubicle with Mains Shower, Pedestal Hand Basin and low level WC, Towel Radiator, Tiled Floor, Tiled Walls and Window.





Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC	78	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales	EU Directive 2002/91/EC	81	82

Additional Information

These particulars have been produced as general guidance and do not form any part of a binding contract. Electric, Gas, plumbing, heating, drainage or any other appliances have not been tested by Love Homes Estate Agents (LHEA). Whilst every care is taken, any measurements given in these details are approximate. No employee of LHEA is authorised to give or make any representation of warranty towards the home.

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We are advised that this property is LEASEHOLD, however this should be verified by your solicitor.

\*\*We urgently need more properties to replace sold stock. If you would like us to help sell your home, call us now on 01995 213101 or email hello@lovehomesestateagents.co.uk\*\*.