



101, GARDEN CLOSE, POULTON-LE-FYLDE
FY6 7WG
£160,000

**BUTSON BLOFELD PRESENT THIS COMPETITIVELY PRICED
SPACIOUS & WELL APPOINTED 2ND FLOOR APARTMENT**

**SITUATED ON A POPULAR AND CONVENIENT DEVELOPMENT JUST
OFF GARSTANG ROAD EAST, CLOSE TO POULTON CENTRE AND
NEARBY AMENITIES.**

**THE PROPERTY BRIEFLY COMPRISES; TWO GOOD BEDROOMS,
LOUNGE, FITTED KITCHEN, TWO BATHROOMS, PARKING, DOUBLE
GLAZING AND ELECTRIC HEATING.**

VIEWING IS A MUST.



LOCATION: Occupying a handy position off Garstang Road east within easy travelling distance of Poulton town centre and all amenities. Nearby are shopping facilities including Lidl and a Tesco metro, motorway links are within easy reach.

STYLE: A second floor, purpose-built apartment.

CONDITION: Well maintained and ready to walk in to.

ACCOMMODATION: Ground-floor reception area with entry-phone, lift to each floor. Second-floor; private entrance hall with airing cupboard, good lounge with Juliet balcony and square arch through to the breakfast kitchen with high & low level units. Master bedroom with sliding doors to a Juliet balcony and en-suite shower room, bedroom two and family bathroom.

OUTSIDE: Communal landscaped gardens, parking space.

SERVICES: Mains water services are connected. Electric heating and UPVC double-glazing are installed.

COUNCIL TAX BAND: The property is listed as Council Tax Band D (Wyre Council).

EPC RATING - to follow

TENURE: Tenure of the property is leasehold with residual 999 years and a ground-rent payable. There is also a monthly maintenance charge full details to follow

VIEWING: By telephone appointment through the Agent's office.

