



7 DUNNOCK AVENUE,
POULTON-LE-FYLDE,
FY6 8GW

£155,000



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GREAT AFFORDABLE WAY OF GETTING ONTO THE HOUSING LADDER.... PLEASE NOTE, THIS WHOLLY-OWNED PROPERTY IS BROUGHT TO MARKET INCLUSIVE OF A 20% FIXED PRICE REDUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE AFFORDABLE HOME - DISCOUNT TO MARKET SCHEME OPERATED BY WYRE COUNCIL.

Immaculate, recently constructed modern end town house on the select Wainhomes development in a sought after residential location just off Hardhorn Road. Ideal for the first time buyer or young family, the property offers pristine accommodation which was upgraded by the current owner as part of the build specification.

Briefly comprising; fitted dining kitchen including Zanussi oven, hob and extractor, with beautiful solid white quartz worktops and high quality ceramic tiled flooring, lounge and separate W.C. Two double bedrooms and family bathroom. The property includes solid oak doors, UPVC double glazing and gas central heating.

Private side and rear garden laid to lawn, two allocated parking spaces to the front.

NO CHAIN, making this is a must-see property.



LOCATION: Situated within the new build residential development formerly known as Applewood Grange, just off Hardhorn Road. Within easy reach of Poulton centre and all its amenities, good local schools, transport service routes and links.

STYLE: Recently constructed, end town house.

CONDITION: Superbly presented with an excellent specification of fittings and neutral decor throughout, the property is in true walk-in condition. Like stepping into a brand new home.

ACCOMMODATION: Comprising, ground floor; entrance hallway with staircase leading off, and front lounge with handy storage cupboard. Rear modern fitted dining kitchen with with beautiful solid quartz worktops and high quality ceramic tiled flooring. Rear door providing access to the garden. W.C Cloakroom. First floor; Rear facing master double bedroom, further double bedroom with storage cupboard. Family bathroom with ceramic tiling by Porcelanosa throughout. Outside: Enjoying a quiet position at the head of the development, the property includes two allocated parking spaces, a private side and rear garden mainly laid to lawn with a patio area, and a further lawned area to the front.

SERVICES: All mains services are connected, gas central heating and UPVC double glazing.

TENURE: We are advised the tenure of the property is freehold.

COUNCIL TAX: The property is listed as council tax band B (Wyre Council).

EPC rating - B.

N.B Items not specifically listed are available for separate negotiation eg: washer-dryer, fridge-freezer, alarm system.