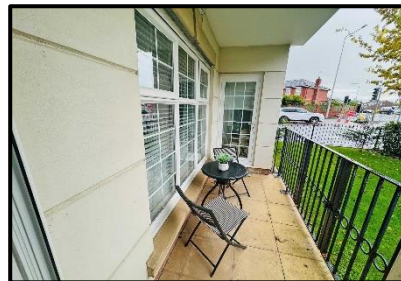


**3 MOORLAND APTS, POULTON DRIVE,
POULTON-LE-FYLDE,
FY6 7HA**

£189,950



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to their accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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***** PURPOSE BUILT SPACIOUS GROUND FLOOR APARTMENT / CHAIN FREE *****

SPACIOUS MODERN BUILD APARTMENT WITH GARAGE, SITUATED ON THIS POPULAR AND CONVENIENT DEVELOPMENT, CLOSE TO POULTON TOWN CENTRE AND HANDY FOR MOTORWAY ACCESS. THE ACCOMMODATION BRIEFLY COMPRISES; TWO DOUBLE BEDROOMS, GOOD SIZE LOUNGE, DINING AREA, FITTED KITCHEN, LINKED BALCONY BETWEEN THE BEDROOM/DINING AREA, MASTER EN-SUITE, BATHROOM AND UTILITY ROOM. DOUBLE GLAZING, ELECTRIC HEATING.

VIEWING COMES HIGHLY ADVISED.



LOCATION: Occupying a prominent position with communal garden areas to the front just off Garstang Road East. Within easy travelling distance of Poulton town centre, a walk for most and all amenities including shopping facilities, cafes and restaurants.

STYLE: A ground floor, purpose-built modern apartment.

CONDITION: Modern interior throughout.

ACCOMMODATION: Ground-floor reception area with entry-phone and individual letterboxes, lift to each floor. Private entrance hall with two handy storage cupboards, good size lounge electric fire and surround, open plan to the dining area, linked balcony with double glazed doors from the dining area and master bedroom, Kitchen with white gloss high & low level units and integrated appliances, master bedroom with fitted wardrobes, with access to the balcony and en-suite shower room. Bedroom two, bathroom / W.C combined and separate utility room.

OUTSIDE: Communal landscaped gardens and garage along with visitor parking.

SERVICES: All mains services are connected with the exception of gas, electric heating and UPVC double-glazing are installed.

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

EPC RATING - D

TENURE: Tenure of the property is leasehold, ground-rent and maintenance charge TBC.

VIEWING: By telephone appointment strictly through the Agents' office.