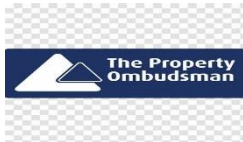


**45 COMPLEY AVENUE,
POULTON-LE-FYLDE,
FY6 8AL**

£275,000



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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DETACHED FAMILY PROPERTY IN AN EXCELLENT LOCATION

This detached home is situated in a most convenient residential position within proximity of good local schools and an easy walk of the town centre. The property is sold with no onward chain and whilst being well maintained we feel it make an excellent opportunity for some modernisation.

The accommodation briefly comprises; through lounge, dining kitchen, conservatory, three bedrooms and bathroom with separate W.C. The loft space has access from the landing and a velux window installed.

Double glazing and Gas central heating. Front, side and rear gardens with brick single garage and driveway parking.

Early viewing essential.



LOCATION: Convenient and popular location just off Garstang Road West. Within a 10-minute walk of Poulton centre, handy for all amenities and nearby to good local primary and secondary schools. A handy convenience store is within 5 minutes walk and Compley Park is across the road, especially handy for children and dog owners.

STYLE: Detached family home.

CONDITION: The property has been well maintained over the years offering clean and tidy accommodation throughout.

ACCOMMODATION: Ground Floor; entrance porch and small hall with meter cupboard, stairs leading off. Through lounge with sliding doors leading out to the rear garden. Fitted dining kitchen with built in cupboard and conservatory room. First floor; landing area with access steps to the loft room. Three double bedrooms, tiled bathroom, and separate W.C. NB: The loft room could lend itself to further development subject to relevant planning permissions.

OUTSIDE: The property provides corner gardens set behind a low level brick wall to the front and sides. The front and side are mainly laid to lawn with shrubs and borders. The back garden is laid to lawn with screen hedging and wall. A side driveway provides off road parking and access to a brick single garage.

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

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

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

VIEWING: By appointment through the Agent's office.
