



**23 FALCON DRIVE,
 POULTON-LE-FYLDE,
 FY6 7UF**

£155,000



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POPULAR AND CONVENIENT RESIDENTIAL POSITION, PERFECT FOR A YOUNG FAMILY OR MAYBE AN INVESTMENT

THIS MODERN BUILD, SEMI DETACHED HOUSE IS FOUND JUST OFF BLACKPOOL OLD ROAD TOWARDS THE BOTTOM OF FALCON DRIVE IN A CUL DE SAC POSITION. IDEAL FOR A FIRST TIME BUYER OR MAYBE BUY TO LET THE ACCOMMODATION BRIEFLY COMPRISES; LOUNGE AND DINING KITCHEN, THREE BEDROOMS AND MODERN WET ROOM, GAS CENTRAL HEATING AND DOUBLE-GLAZING, INDIAN STONE PAVED FRONT, SIDE AND REAR, CAR PORT & PRIVATE SOUTH FACING GARDEN. EPC - D

EARLY VIEWING IS ESSENTIAL



LOCATION: Found in a popular and convenient residential development on the edge of Poulton, still within a reasonable distance of the town centre and all its handy everyday amenities. Close to good local Schools, Blackpool 6th Form College and public transport routes providing access to Blackpool, Thornton Cleveleys and Fleetwood.

STYLE: Modern build semi-detached house.

CONDITION: Well-maintained property just ready for some general updating.

ACCOMMODATION: Comprising, Ground floor; entrance porch, lounge with feature electric fireplace. Gloss white fitted dining kitchen with floor and wall units leading to the pleasant garden room with UPVC double glazed door providing access to the south facing rear garden. First Floor; landing area, two double and a single third bedroom, modern wet room/W.C.

OUTSIDE: Indian stone paving to the front, side and rear providing easy maintenance all round. Off road parking and car port to the side of the property. South facing private rear garden.

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

TENURE: We are advised the tenure of this property is Freehold.

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

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

EPC: Rated D
