

**14 FYLDE COURT,
KNOTT END-ON-SEA,
LANCASHIRE,
FY6 0BD**

£95,000



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.

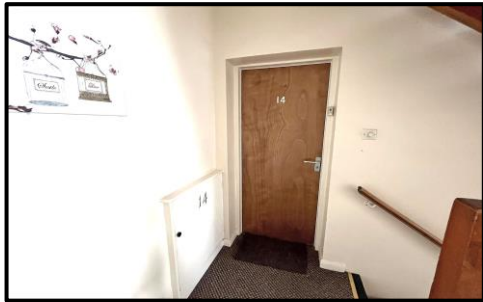


15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butsonblofeld.co.uk

***** PURPOSE BUILT FLAT ON THE SEA FRONT WITH NO ONWARD CHAIN*****

THIS PURPOSE BUILT FIRST FLOOR APARTMENT IS WITHIN EASY WALKING DISTANCE OF THE VILLAGE AMENITIES AND REQUIRES SOME INTERNAL UPDATING.

THE ACCOMMODATION BRIEFLY COMPRISES, LOUNGE, TWO BEDROOMS, FITTED KITCHEN AND SHOWER ROOM. ELECTRIC STORAGE HEATING, DOUBLE GLAZING, ALLOCATED PARKING SPACE AND NO CHAIN



LOCATION: The property is situated on The Esplanade at Knott End. The village offers a range of everyday amenities and facilities including doctor's surgery, chemist, restaurant and golf course. Transport routes provide handy access to Lancaster, Cleveleys and Poulton town centres.

STYLE: Purpose built, first floor flat.

CONDITION: In need of some general updating.

ACCOMMODATION: Ground floor; communal entrance hall with staircase leading off. Flat entrance into the good sized lounge opening into the fitted kitchen and guest bedroom. Internal hallway to main bedroom and part tiled shower room W.C

OUTSIDE: Communal parking to the rear.

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

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

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

VIEWING: By appointment through the Agents office.