



**16 LONGFIELD PLACE,
POULTON-LE-FYLDE,
FY6 7DB**

£199,950



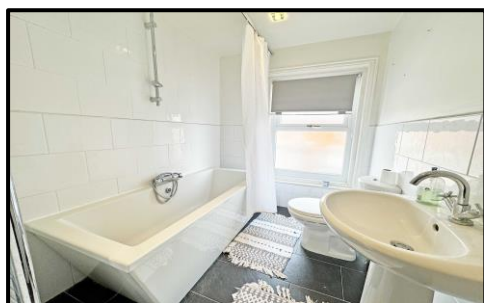
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GREAT FIRST TIME BUY OR PERHAPS INVESTMENT PROPERTY – A MUST VIEW
PROPERTY WITH NO ONWARD CHAIN

SITUATED IN A POPULAR POSITION ADJACENT TO POULTON CENTRE, THIS EXTENDED, TWO BEDROOM GARDEN FRONTED TERRACE PROPERTY OFFERS RECENTLY AND COMPLETELY REFURBISHED ACCOMMODATION READY TO MOVE INTO. THE HOUSE WOULD BE AN IDEAL OPPORTUNITY FOR A FIRST TIME BUYER OR MAYBE AN INVESTOR LOOKING FOR SOMETHING TO RENT IMMEDIATELY. THE PROPERTY BRIEFLY COMPRISES; TWO RECEPTION ROOMS, EXTENDED DINING KITCHEN AND TWO BEDROOMS. FRONT AND REAR YARD GARDENS, DOUBLE GLAZING AND GAS CENTRAL HEATING.



Location: Convenient town centre position in Poulton, within easy walking distance of all local amenities including shopping facilities, bars and restaurants. Handy for Poulton train station and local transport routes.

Style: A two bedroom, garden fronted mid terrace house.

Condition: Recently refurbished throughout and decorated with a contemporary finish.

Accommodation: Comprising, Ground floor; entrance, lounge with fire place and dining room with useful under stairs storage cupboard. Re fitted and extended dining kitchen with modern appliances including new electric oven and hob, French doors out to the rear. First floor; landing area with cupboard, two bedrooms and bathroom / W.C.

Outside: Small front garden and rear garden designed easy maintenance with slate chipped borders and patio.

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.