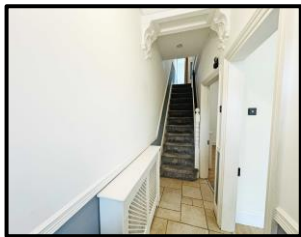


**4 PRUDY HILL,
POULTON-LE-FYLDE,
FY6 7BD**

£209,950



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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*****VICTORIAN TOWN CENTRE CHARACTER PROPERTY WITH
NO ONWARD CHAIN***.**

Literally on the doorstep of Poulton and all its amenities including the railway station. Situated in an extremely convenient location adjoining Jean Stansfield park. A well maintained property with many original features, the layout comprising- ground-floor; entrance hall, two reception rooms, extended fitted kitchen. First-floor; two double bedrooms, box room, shower room/ W.C. Rear patio garden, central heating and double glazing.

Internal viewing recommended.



LOCATION: Town centre cul de sac location across from Jean Stansfield Park and the bowling green. On the doorstep of Poulton centre and all amenities including the railway station.

STYLE: Victoria character mid terrace town centre property.

CONDITION: Well presented with some original features, modern kitchen extension. A property with great potential.

ACCOMMODATION: Ground-floor; entrance hallway with stairs leading off, lounge with fireplace and gas fire, laminate flooring, rear reception room/dining-room again with laminate flooring feature fireplace along with French doors into the extended kitchen. Modern gloss white fitted kitchen with walnut worktops, integrated appliances and an excellent range of low level units, centre island and breakfast atrium. First-floor; two double bedrooms both with fitted wardrobes and original fireplaces, one box room and shower room w/c combined with traditional style porcelain.

OUTSIDE: Small, easily maintained garden to the front. Westerly facing walled rear garden with timber outbuilding.

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

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

TENURE: Tenure of the property is freehold.

VIEWINGS: By telephone appointment through the Agent's office