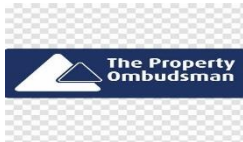


**97 GARDEN CLOSE,
POULTON-LE-FYLDE,
FY6 7WG**

£167,500



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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SPACIOUS WELL-APPOINTED APARTMENT WITH TWO BALCONIES & NO ONWARD CHAIN

Modern purpose-built apartment situated on this popular and convenient development overlooking landscaped gardens. Close to local shops and easy distance into Poulton village centre with railway links to North & South along with motorway access. The property comprises of two good bedrooms, lounge, fitted kitchen, two bathrooms, utility room, parking, double glazing, electric heating.

Viewing a must.



LOCATION: Occupying a prominent position overlooking the communal landscaped garden areas on this popular development just off Garstang Road East, within easy travelling distance of Poulton town centre and all amenities.

STYLE: A second floor, purpose-built apartment with lift.

CONDITION: Well maintained and ready to walk in to.

ACCOMMODATION: Ground-floor reception area with entry-phone, lift to each floor. Second-floor; spacious private entrance hall with large airing cupboard, good lounge with double doors to balcony, kitchen with high & low level units and integrated appliances. Bedroom one with double doors to balcony, walk through fitted closet and en-suite fitted shower room, bedroom two. Family bathroom / W.C combined. Utility room.

OUTSIDE: Communal landscaped gardens, parking space.

SERVICES: All mains services are connected. Electric heating and UPVC double-glazing are installed.

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

TENURE: Tenure of the property is leasehold with residual 999 years and a ground-rent payable of £200 per annum. There is also a monthly maintenance charge of £75.

VIEWING: By telephone appointment through the Agents office.