



**45 WESTWOOD AVENUE,  
 POULTON-LE-FYLDE,  
 FY6 7EN**

**GUIDE PRICE  
 £155,000**



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

**\*\*\*IDEAL STARTER HOME WITH NO ONWARD CHAIN  
AND EXCELLENT FURTHER POTENTIAL \*\*\***

This extended end terrace property would make an ideal first time buy and sits within easy walking distance of Poulton centre, train station, Jean Stansfield Park and nearby convenience shops on Garstang Road East. Providing an exciting opportunity the property could lend itself to further extension at the side and maybe rear (subject to the necessary planning permissions). Briefly the accommodation comprises; lounge and dining room, W.C, large kitchen extension. Two double bedrooms and shower room W.C. Double-glazing and gas central heating, small front garden and two driveways, a good size private rear garden.

Early viewing a must and No Onward Chain.



**LOCATION:** Extremely convenient cul de sac position just off Curzon Road and Lower Green. Within a short walk of Poulton centre and close to good local Schools.

**STYLE:** Extended, two-bedroom end terrace house with a good size rear garden.

**CONDITION:** Whilst the property requires general updating it presents a blank canvas, and offers an exciting opportunity.

**ACCOMMODATION:** Comprising, Ground floor; Entrance porch, hall, lounge and dining room with UPVC door providing access to the garden, a handy ground floor W.C is located off the dining area. Large side extension with fitted kitchen. First floor; two double bedrooms and shower room W.C combined.

**OUTSIDE:** Small front garden, concrete drive and further side driveway leading to the private rear garden. The rear is a good size with a summer house, mature hedging, patio area, pond and a laid lawn.

**SERVICES:** All mains services are connected. Gas central heating and double-glazing,

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

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

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

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