



**3 ELM AVENUE,  
 POULTON-LE-FYLDE,  
 FY6 7SP**

**£210,000  
 \*\*NO ONWARD CHAIN\*\***



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

**CONVENIENTLY SITUATED THREE BEDROOM PROPERTY WITHING WALKING DISTANCE TO POULTON CENTRE.**

This ready to walk into mid quasi town centre property is situated in a most popular and convenient position. Within walking distance for most to the town centre, all amenities, good local schools and Poulton train station. The layout briefly comprises; three bedrooms, front lounge, rear kitchen and dining / sitting room. Good size rear garden. Double-glazing and gas central heating. Viewing highly recommended.



**LOCATION:** Situated just off Garstang Road West, a stone's thrown from Poulton centre and within short walking distance of all amenities, including bus and train service routes

**STYLE:** Traditional brick built, quasi terraced property.

**CONDITION:** The property is well presented and ready to walk into with a contemporary style of décor throughout.

**ACCOMMODATION:** Ground Floor; Entrance hallway, front reception room, rear sitting room / dining area with feature fireplace, kitchen. French doors to the rear garden. First Floor; Three bedrooms two with fitted furniture and modern fitted bathroom. Gas central heating and UPVC double glazing. Large rear garden.

**OUTSIDE:** Easy maintenance front garden set behind a low brick wall. Good size rear garden with lawn, paved patio area and raised borders.

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

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

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

**VIEWING:** By appointment through the Agents office.

**EPC:** D