



52 ALDER GROVE,
POULTON-LE-FYLDE,
FY6 8EH

OFFERS OVER £300,000



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 there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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

****Detached family home in an excellent residential location****

This spacious, versatile detached house sits in an extremely popular residential position close to Poulton centre and within walking distance for most. An ideal location for a family being close to good local schools. The accommodation has been well maintained and briefly comprises; ground floor, large lounge and open plan kitchen diner, bedroom, W.C and. Conservatory. Three good bedrooms to the first floor and modern family bathroom. Double-glazing and gas central heating. Good size south facing garden, driveway and detached garage with power and light.

Viewing is highly recommended.



LOCATION: Occupying a most convenient and sought after residential location just off Carr Head Lane, within a short walk for most of Poulton town centre and all its amenities. Nearby are good primary and secondary schools and transport service routes.

STYLE: A detached chalet style family house.

CONDITION: Well maintained by the current owners with modern kitchen and bathroom.

ACCOMMODATION: Ground Floor; side hallway with stairs leading off and W.C. Large front lounge, bedroom, rear open plan fully fitted kitchen/ dining area opening into the conservatory. First Floor; landing area, three double bedrooms. Modern bathroom W.C with walk in shower.

OUTSIDE: The front garden is mainly laid tarmac and provides additional off-road parking. Side driveway leading to the detached garage, power and lighting. The South facing rear garden is laid to lawn with decked patio and mature borders.

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

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

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

VIEWING: By appointment through the Agent's office.