



**284 BLACKPOOL ROAD,  
CARLETON,  
POULTON LE FYLDE,  
FY6 7QU**

**£285,000**



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**ATTRACTIVE SEMI DETACHED HOUSE / GREAT POTENTIAL AND NO CHAIN**

Traditional, larger style semi-detached house which has been extended to the ground floor. Situated on a slightly elevated position on a main road, offering fantastic potential with with a large garden. Spacious accommodation throughout which briefly comprises; lounge, extended rear reception area open to the kitchen. Three good bedrooms and family bathroom. Gas central heating and majority double glazing. Off road parking, garage and extensive rear gardens of approx. 100ft with lawn and patio seating area idea for a family. Viewing is highly recommended and no chain.



**LOCATION:** Occupying a sought-after position a short distance to Poulton town centre (Sat Nav FY6 7QU). Handy for all amenities, schools, 6th form college and shopping facilities.

**STYLE:** Traditional semi-detached house still with original character.

**CONDITION:** Well-presented property which currently offers a blank canvas. An excellent development opportunity.

**ACCOMMODATION:** Ground Floor; Entrance vestibule, hallway with staircase leading off, front lounge with feature bay window, dining / sitting room with inset fire place, extended and open to the kitchen with fitted cupboards and appliances, patio doors out to the rear. First floor; landing area, three good bedrooms and family bathroom suite.

**OUTSIDE:** Small front lawn with surrounding borders, bushes and established trees. Paved driveway providing ample off road parking and access to a single garage with pitched slate roof. Extensive rear garden of approx. 100ft, principally laid to lawn with patio seating area.

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

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

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

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