

**26 HIGHER GREEN,
POULTON-LE-FYLDE,
FY6 7BL**

£229,950



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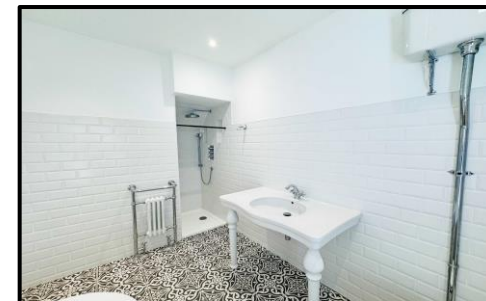
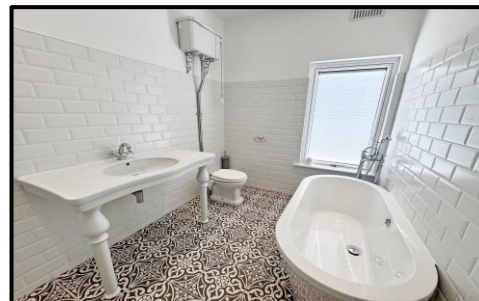
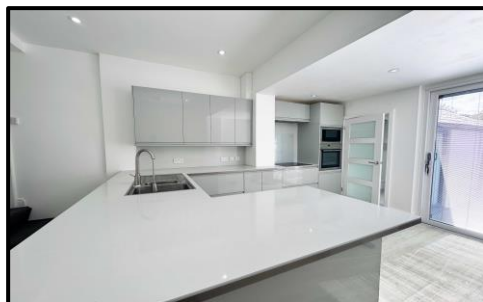
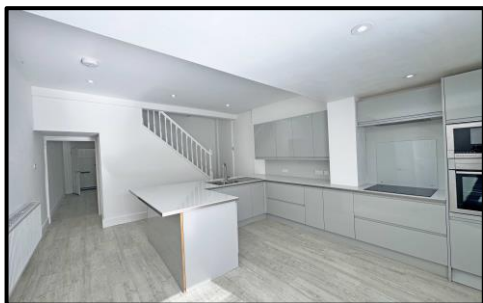


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Delightful garden terrace on Poulton's doorstep and overlooking the Jean Stansfield Memorial Park.

Situated in a most convenient position adjacent to Poulton centre with all its shopping amenities, eateries and popular bars. This sought after period property is ready to walk into and offers plenty of character and charm with a modern design. An ideal opportunity for a first time buyer or perhaps somebody looking to downsize. The accommodation briefly comprises: vestibule, lounge and fitted breakfast kitchen with utility area. Two double bedrooms, a third nursery / office room and modern bathroom suite. Gas central heating and double-glazing. Walled rear garden and parking for two vehicles.

Viewing highly recommended and No Chain.



LOCATION: Overlooking the Jean Stansfield Memorial Park and only a short walk from Poulton town centre and its many amenities including the Train Station and good local Schools.

STYLE: Period, garden fronted terraced property.

CONDITION: Beautifully presented throughout, freshly decorated and modern fittings with period features.

ACCOMMODATION: Ground-floor; entrance vestibule opening into a light and airy lounge with feature fireplace with open fire. Good sized under stairs storage cupboard. Spacious, modern fully fitted kitchen with a good range of high and low level grey gloss units, door to the utility room and downstairs W.C. Stairs to first floor. First floor; Double bedroom to the front overlooking Jean Stansfield park, good sized bathroom with Victorian features, freestanding bath and separate shower. Third bedroom/study. Loft room with fitted cupboards & Velux windows.

OUTSIDE: Paved garden to the front, set behind a low level wall with iron rails. The rear walled garden is laid with artificial grass and gated access to the rear parking.

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

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

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

VIEWING: By telephone appointment through the Agents office.