



**2 FARRIERS WAY,
POULTON-LE-FYLDE,
FY6 7AN**

£159,950



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

**SPACIOUS WELL APPOINTED MODERN APARTMENT
OFFERED WITH NO ONWARD CHAIN**

Purpose built GROUND FLOOR flat situated on this popular, small development. Ideally located just on the edge of Poulton town centre close to the railway station. The property comprises of two good bedrooms, lounge, fitted kitchen, two bathrooms, reserved parking, double glazing and the added benefit of gas central heating.

Viewing is highly advised and No chain.



LOCATION: Occupying a prominent roadside position on this small development just off Breck road. Within a short walk to Poulton centre and its amenities, handy for public transport routes and railway station.

STYLE: A ground floor, modern, purpose-built apartment by Crosby Homes.

CONDITION: Well presented and ready to walk in to.

ACCOMMODATION: Ground-floor reception area with intercom entry system, staircase leading off to all floors. Private entrance hall with handy storage cupboard, good lounge with front bay window. Kitchen with high & low level units and integrated appliances. Master bedroom having en-suite fitted shower room, bedroom two. Family bathroom / W.c combined.

OUTSIDE: Communal landscaped gardens, allocated parking space.

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

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

TENURE: Tenure of the property is leasehold details to be confirmed

VIEWING: By telephone appointment strictly through the Agent's office.
