



**8 HIGHCROSS AVENUE,
POULTON-LE-FYLDE,
FY6 8BY**

£279,950



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 their 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@butson.co.uk

TRADITIONAL SEMI DETACHED HOUSE/EXCELLENT LOCATION..... SITUATED IN A MOST DESIRABLE AREA JUST OFF HIGHCROSS ROAD THIS CHARACTER HOME HAS BEEN EXTENDED AND WELL MAINTAINED OVER THE YEARS. WHILST IT NOW REQUIRES MODERNISATION IT OFFERS SURPRISINGLY EXTENSIVE ACCOMMODATION AND A GREAT OPPORTUNITY. IDEAL FOR A GROWING FAMILY WITH ITS PROXIMITY TO LOCAL SCHOOLS AND TRANSPORT ROUTES THE LAYOUT BRIEFLY COMPRISES; TWO RECEPTION ROOMS, KITCHEN, UTILITY AND EXTENSION ROOM. THREE BEDROOMS AND BATHROOM WC. OFF ROAD PARKING, SINGLE GARAGE AND GOOD SIZE GARDEN. EPC: E

VIEWING IS HIGHLY RECOMMENDED AND NO CHAIN.



LOCATION: Situated in a most convenient and popular cul de sac location just off Highcross Road (SAT NAV FY6 8BY), within a short walk of Baines School and easy reach of Poulton and Blackpool centers and all amenities. A bus stop is nearby for local transport service routes.

STYLE: Semi-detached house with rendered white elevations.

CONDITION: A well-maintained property that now requires updating throughout.

ACCOMMODATION: Ground Floor; entrance hallway with staircase leading off, front lounge, rear dining / family room with French doors out to the garden and doors into the kitchen. Utility room with rear entrance and cloak room w.c. Large sitting room extension to the rear. First Floor; landing area, three bedrooms and bathroom w.c.

OUTSIDE: The front is designed low maintenance with a flag paved driveway providing off road parking for a vehicle set behind a low-level brick wall. Access to the single garage. The rear garden at present does require general work but provides a good size area with lawn, large established trees and hedging.

SERVICES: All Mains services are connected, gas central heating is installed.

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

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