



11 SUNSTONE AVENUE,
POULTON LE FYLDE,
FY6 7YH

£215,000



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

**** BEAUTIFULLY PRESENTED, THREE BEDROOM END TERRACE HOME ****

NEW BUILD PROPERTY SITUATED IN A MUCH SOUGHT AFTER POSITION CLOSE TO POULTON CENTRE, LOCAL SHOPS AND IDEAL FOR THE TRAIN STATION. DOWNSTAIRS W.C., LOUNGE, DINING KITCHEN. PRIVATE REAR GARDEN. THREE BEDROOMS, FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING AND DRIVEWAY PARKING.



LOCATION: Occupying an extremely pleasant position just off Garstang Road East on the Moorfield Park development. Poulton centre is only a short distance away with all its amenities, cafes, wine bars and restaurants. An ideal location also for the train station and transport service routes.

STYLE: Recently built, three-bedroom end terrace property.

CONDITION: Well-presented neutral, modern home. Viewing highly recommended.

ACCOMMODATION: Ground floor; entrance porch, w.c. lounge, dining kitchen and doors leading into the garden. First Floor; Three bedrooms and family bathroom with shower over the bath and W.C.

OUTSIDE: Driveway parking. Private enclosed rear garden with patio area. Gate to the side of the property.

SERVICES: All mains services are connected and gas central heating installed.

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

EPC RATING -B

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

VIEWING: Strictly by telephone appointment through the Agent's office and comes highly advised.