



11 MAIN DRIVE,  
POULTON-LE-FYLDE,  
FY6 8HZ

£117,500



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 there 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

## RECENTLY REFURBISHED TOWN CENTRE FLAT WITH GARDEN.

Situated in a very convenient position close to Poulton centre this first floor property has been refurbished providing a spacious neat and tidy flat. Suitable for a range of buyers the property is ready to walk into and also comes with good size gardens. The layout briefly comprises; Two double bedrooms, lounge and dining kitchen and bathroom W.C. double-glazing and gas central heating. Good size gardens and 2 brick outbuildings.

Early viewing is essential and no chain.



**LOCATION:** Situated at the Garstang Road East end and just off Carr Head Lane within a short walk of Poulton centre handy for it's everyday shopping facilities, cafes and bars.

**STYLE:** First floor, purpose built flat with rear garden.

**CONDITION:** Recently re furbished and finished with a contemporary style.

**ACCOMMODATION:** Comprising, private front entrance with wide door. Good size fitted dining kitchen in a contemporary style. Good size lounge. Two double bedrooms and modern tiled bathroom W.C.

**OUTSIDE:** The property has the benefit of its own front and rear gardens (the rear being south facing with patio and lawn area.) The flat also includes two brick outbuildings.

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

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

**COUNCIL TAX:** The property is listed as council tax band A (Wyre council)

**VIEWINGS:** By telephone appointment through the Agents office.

**EPC:** C