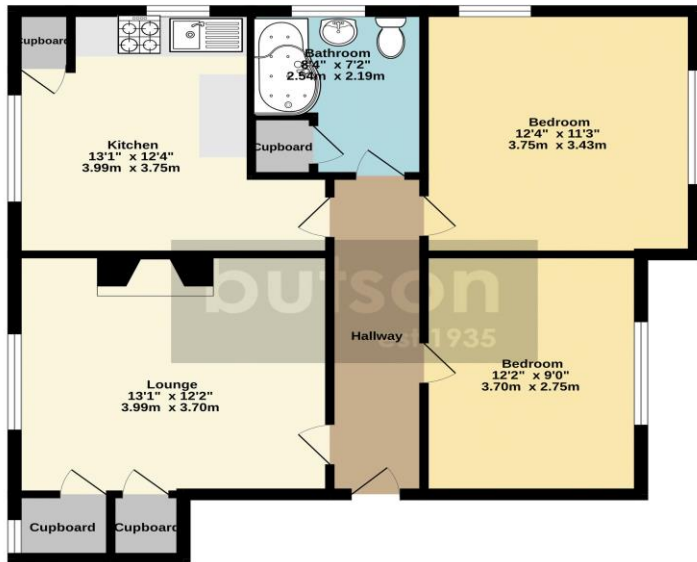


GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 63024



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

£112,500



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.



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## 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