

**74 BROCKHOLES CRESCENT,  
POULTON-LE-FYLDE,  
LANCASHIRE,  
FY6 8HU**

**OFFER OVER £160,000**

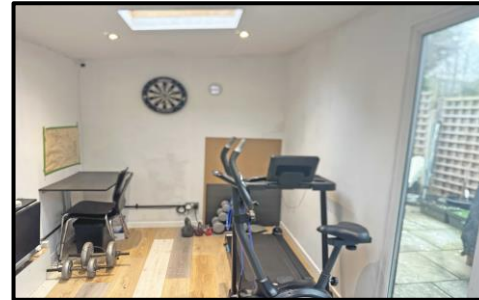


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UNIQUE AND MOST SPACIOUS TOWN CENTRE FLAT WITH GARDENS. SITUATED IN A VERY CONVENIENT POSITION CLOSE TO POULTON CENTRE THIS FIRST FLOOR FLAT HAS BEEN REFURBISHED THROUGHOUT AND EXTENDED INTO THE LOFT SPACE PROVIDING A SUPRISINGLY SPACIOUS NEAT AND TIDY HOME. SUITABLE FOR A RANGE OF BUYERS AND READY TO WALK INTO THE ACCOMMODATION ALSO COMES WITH GOOD SIZE GARDENS. THE LAYOUT BRIEFLY COMPRISES; THREE GOOD BEDROOMS, LOUNGE AND MODERNISED DINING KITCHEN. BATHROOM W.C AND SEPARATE W.C. DOUBLE-GLAZING AND GAS CENTRAL HEATING. OFF ROAD PARKING, GOOD SIZE GARDEN WITH GARDEN ROOM, EARLY VIEWING IS ESSENTIAL TO APPRECIATE THIS PROPERTY.



**LOCATION:** Situated just off Garstang Road East and Carr Head Lane (SAT NAV FY6 8HZ), within a short walk of Poulton centre handy for it's everyday shopping facilities, cafes and bars.

**STYLE:** First floor, purpose built flat which has been extended into the loft space and with good size gardens.

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

**ACCOMMODATION:** Comprising, communal front entrance providing access to just four flats. Private entrance and hallway with storage cupboard and stairs leading off. Good size fitted dining kitchen in a contemporary style. Separate lounge, two double bedrooms and modern tiled bathroom W.C. Stairs lead off the hallway to provide access to the loft room which comprises, landing area with velux windows and utility space plumbed for washing machine. Large bedroom space with velux windows, en-suite w.c and large storage cupboard / wardrobe.

**OUTSIDE:** The property has the benefit of its own private garden with home office/gym which is wired for internet, patio and lawn area. The front provides off road parking.

**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 from an online search as council tax band A (Wyre council)

**EPC:** D

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