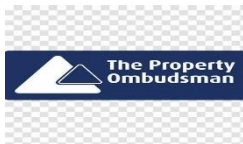


1 SHERINGHAM WAY,
POULTON-LE-FYLDE,
FY6 7EE

£159,950



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 there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



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*** GREAT FIRST TIME BUY OR INVESTMENT / NO CHAIN***

This three bedroom end mews house is situated in a most convenient location just off Moorland Road & walking distance for most to Poulton centre with its bustling café culture and nearby schools and train station.

The property briefly comprises vestibule, lounge, separate dining room / reception and kitchen. Three bedrooms the master with en suite and bathroom. Spacious end plot with garage and parking. Early viewing comes highly recommended and no chain.



LOCATION: Found just off Moorland Road and close to the junction with Garstang Road East, within easy reach of the town centre and all amenities. Nearby are good primary and secondary Schools, transport routes, train station and motorway access.

STYLE: Modern style, end mews town house.

CONDITION: The property requires general updating and presents an excellent opportunity.

ACCOMMODATION: **Ground floor;** entrance hall with cloaks wc, good size lounge with stairs leading off, open plan through to the dining / sitting room with sliding patio door out. The kitchen is fitted with a range of cupboards, oven and hob, space for freestanding fridge/freezer. **First Floor;** landing area, good size master bedroom with ensuite shower room, two further bedrooms and three piece bathroom suite.

OUTSIDE: Driveway to the side and garden area to the front laid to lawn. Enclosed rear garden with lawn, paved patio and gated access. Single garage and additional parking.

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

COUNCIL TAX BAND: The property is listed as council tax band C (Wyre Council)

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.

EPC – To follow