

**71 CHESTER AVENUE,
POULTON-LE-FYLDE,
FY6 7RZ**

£179,950



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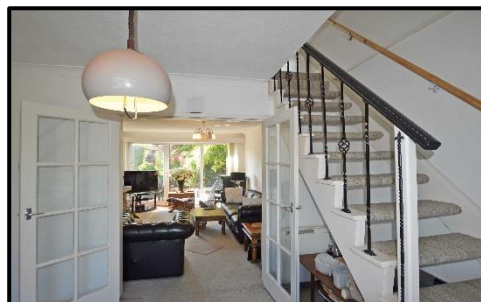


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NO ONWARD CHAIN

SEMI DETACHED DORMER BUNGALOW IN A PRIME POSITION WITHIN WALKING DISTANCE TO POULTON CENTRE

A PROPERTY WHICH WILL APPEAL TO A RANGE OF BUYERS DUE TO ITS VERSATILE ACCOMMODATION. OFFERING SPACIOUS ROOMS AND OUTSIDE SPACE SAT IN A POPULAR POSITION WITHIN WALKING DISTANCE FOR MOST TO THE TOWN CENTRE AND NEARBY PLAYING FIELDS. SOUTH FACING REAR GARDEN



LOCATION: The property is located towards the bottom of Chester Avenue on the left-hand side, (SAT NAV FY6 7RZ), within easy reach of Poulton centre and all amenities, good Schools and the train station.

STYLE: Semi-detached, dormer bungalow.

ACCOMMODATION: Ground Floor; side entrance hallway, two bedrooms and bathroom with W.C. Good size lounge with fireplace and sliding patio doors out to the garden. Internal French doors through to the sitting / dining room with staircase leading off. Fitted kitchen and side access door. First Floor; two good size bedrooms (currently leading from one another) and plenty of eaves storage.

OUTSIDE: Neat and tidy front garden with crazy paved sections and borders, set behind a low-level brick wall. Concrete driveway and garage to the rear. Good size back garden with sunny aspect and very well stocked with maintained shrubs and hedges, lawn, borders and patio area.

SERVICES: All mains services are connected, double-glazing and a mix of electric storage heaters and gas wall heaters.

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

TENURE: We are advised the tenure of the property is freehold; prospective buyers should seek clarification of this from their solicitor.

VIEWING: By appointment through the Agent's office.