

**14 TITHEBARN PLACE,  
POULTON-LE-FYLDE,  
FY6 7BZ**

**GUIDE PRICE  
£187,500**



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.



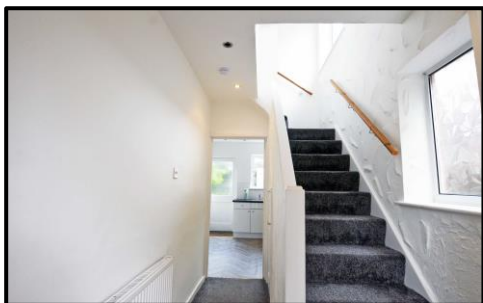
15a Chapel Street, Poulton Le Fylde, FY6 7BQ  
01253 894494  
sales@butson.co.uk

**\*\*\* NO CHAIN AND READY FOR A QUICK SALE / ADJACENT TO POULTON CENTRE \*\*\***

LOCATED IN AN EXTREMELY CONVENIENT POSITION WITHIN EASY WALKING DISTANCE FROM POULTON CENTRE AND OFFERING WELL PRESENTED ACCOMMODATION JUST READY FOR GENERAL MODERNISATION AND UPDATING. WE FEEL THIS PRESENTS AN EXCELLENT OPPORTUNITY FOR A FIRST TIME BUYER OR PERHAPS BUY TO LET INVESTMENT.

THE PROPERTY ENJOYS A QUIET CUL DE SAC SPOT WITH PROPERTIES OF SIMILAR DESIGN. THE ACCOMMODATION BRIEFLY COMPRISES, THREE BEDROOMS, GOOD SIZE LOUNGE, DINING ROOM AND SEPARATE KITCHEN. GENEROUS FRONT GARDEN PROVIDING GOOD OFF-ROAD PARKING AND PRIVATE GARDEN TO THE REAR.

VIEWING COMES HIGHLY RECOMMENDED.



**LOCATION:** Tithebarn Place is a small cul-de-sac located just off Tithebarn Street. Within walking distance to Poulton centre handy for all amenities, cafes, bars and transport service routes to Blackpool, Cleveleys and Fleetwood.

**STYLE:** Popular style, semi-detached house.

**CONDITION:** The property has been well maintained and provides a blank canvas for somebody to put their own style in to .

**ACCOMMODATION:** Comprising, Ground floor; entrance hallway with downstairs storage. Front reception room with bay window and rear dining room. Fitted kitchen with a good range of wall and base units and complimentary worktops, door out to the garden. First Floor, three bedrooms and bathroom suite.

**OUTSIDE:** Deep frontage providing a great driveway space for off road parking, screen hedging and shrub borders. The rear garden is mainly paved for easy maintenance.

**SERVICES:** All mains services are connected, gas central heating (the vendor has informed us that the boiler being approximately 2 years old) and double-glazing.

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

**COUNCIL TAX:** The property is listed as Council Tax Band B (Wyre council)

**EPC rating - D**

**VIEWINGS:** By telephone appointment through the Agent's office.