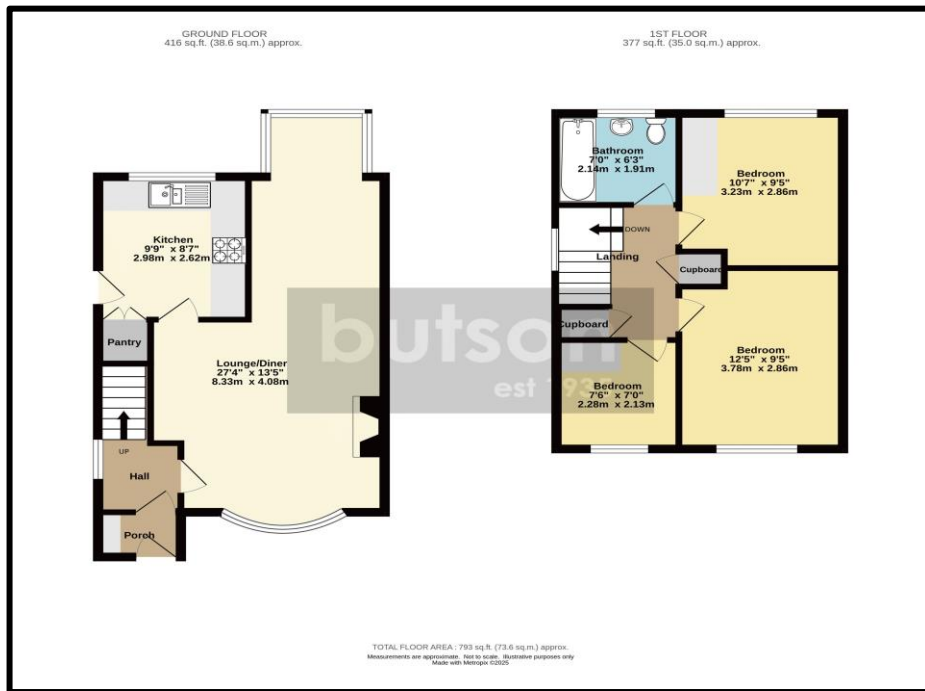




1A BLACKPOOL ROAD,
POULTON-LE-FYLDE,
FY6 7QB

£169,500



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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****POPULAR SEMI DETACHED HOME IN NEED OF UPATING WITH
NO ONWARD CHAIN****

A fantastic opportunity to acquire this three-bedroom semi-detached home, ideally located in the popular village of Carleton, within easy reach of Poulton-le-Fylde town centre, local amenities, Schools, and transport links. The property requires general updating throughout, Upvc windows recently fitted, offering excellent scope for modernization and personalization—perfect for investors, first-time buyers, or families seeking a home to make their own.



Accommodation: Briefly comprises entrance porch and hallway with staircase leading off. Large through reception room with bay window to the front and extended box bay to the rear, a spacious living area providing sitting and dining space. The kitchen is in need of general updating, with access to the rear garden. Potential to open into the dining area to create a modern open-plan space and separate the lounge. Three bedrooms to the first floor—two doubles, one with fitted cupboards and a single. Bathroom W.C in need of moderisation.

Outside: The front garden is mainly laid to lawn with borders and pathway set behind a low level brick wall. West facing rear garden which is of a medium size with shaped lawn, planted borders and crazy paved pathway. Access to the garage and driveway. Single garage located on Bispham Road. Positioned behind the brick built garage, overlooking the rear garden is a sunlounge which is an ideal space for a home office, hobby room, bar or additional sitting area.

Tenure: We are advised the tenure of the property is freehold.

Council Tax: The property is listed as band C with Wyre Council

EPC : F

Viewings: Strictly by appointment only. Early viewing recommended to appreciate the potential this property has to offer.