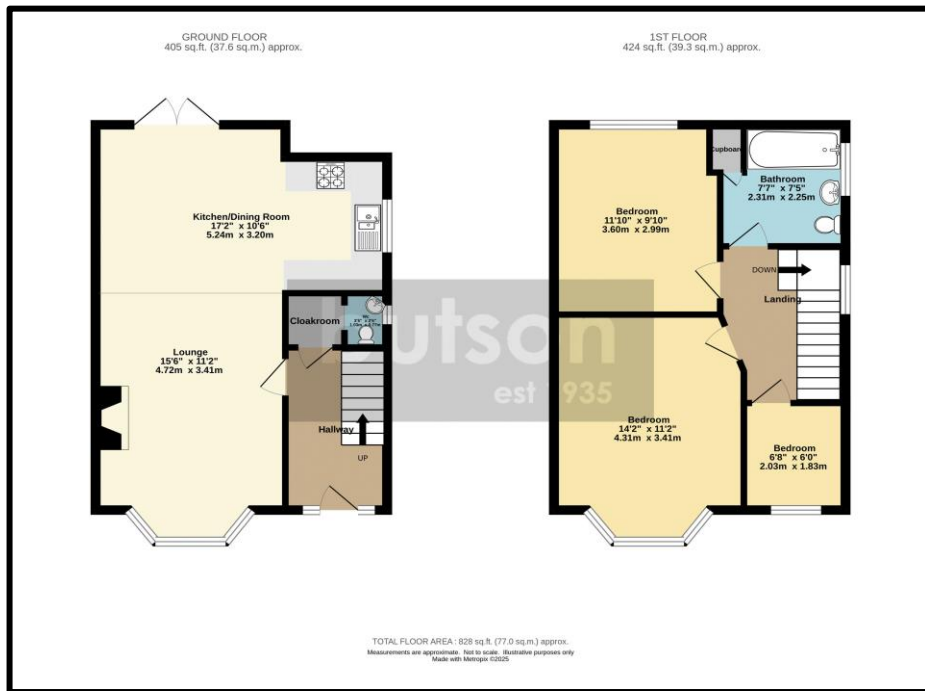




**36 NEWTON AVENUE,
POULTON-LE-FYLDE,
FY6 8AP**

£214,950



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



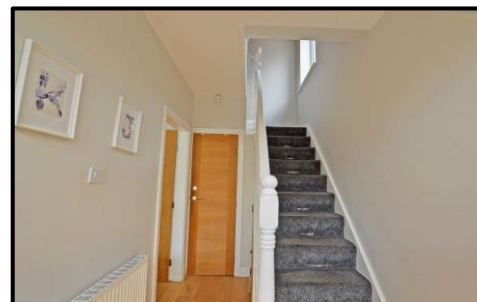
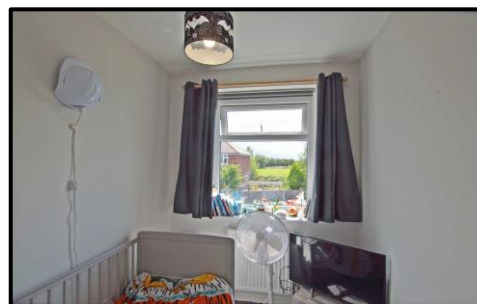
15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butson.co.uk

***** SEMI DETACHED HOME LOCATED WITHIN A SHORT WALK OF
POULTON CENTRE *****

This semi-detached house will make a great home for a young family.. The property is situated in a convenient residential position within walking distance for most to Poulton town centre and handy for local schools.

The accommodation briefly comprises; through lounge / kitchen / diner, downstairs W.C. Three bedrooms, family bathroom, gas central heating and double glazing. Large driveway and ample parking facilities, front and rear gardens.

Early viewing comes highly recommended.



LOCATION: Situated just off Compley Avenue and Garstang Road West), a short walk for most to Poulton centre for local shopping facilities, near to public transport service routes and good Schooling facilities

ACCOMMODATION: GROUND FLOOR; entrance hallway with stairs leading off, front lounge with bay window through to rear sitting / dining room, fitted kitchen with a good range of units and integrated appliances. French doors to rear garden. FIRST FLOOR; small landing area with built in airing cupboard, three bedrooms and family bathroom with over bath shower and push button W/C.

OUTSIDE: The front is designed easy maintenance and parking. A side driveway leads to a detached garage, with power and water. Paved rear garden with screen fencing.

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

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

EPC rating - D

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

VIEWING: By telephone appointment through the Agent's office.