











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.



39 MANOR APARTMENTS, POULTON GARDENS, POULTON-LE-FYLDE, FY6 7HF

AUCTION GUIDE PRICE £140,000



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

PURPOSE BUILT SECOND FLOOR APARTMENT WITH NO ONWARD CHAIN

SPACIOUS MODERN BUILD APARTMENT WITH GATED SECURE PARKING SITUATED ON THIS POPULAR AND CONVENIENT DEVELOPMENT CLOSE TO POULTON TOWN CENTRE AND HANDY FOR MOTORWAY ACCESS. THE ACCOMMODATION BRIEFLY COMPRISES; TWO DOUBLE BEDROOMS, GOOD SIZE LOUNGE, FITTED KITCHEN, TWO BATHROOMS AND UTILITY ROOM. RESERVED PARKING, DOUBLE GLAZING, ELECTRIC HEATING.

VIEWING COMES HIGHLY ADVISED.





















LOCATION: Occupying a prominent position with communal secluded garden areas to the rear on this fairly new development off Garstang Road East. Within easy travelling distance of Poulton town centre, a walk for most and all amenities including shopping facilities, cafes and restaurants.

ACCOMMODATION: Ground-floor reception area with entry-phone and individual letterboxes, lift to each floor. Private entrance hall with handy storage cupboard, good size lounge with French windows providing access to a small balcony. Kitchen/diner with high & low level units and some integrated appliances, utility room off the hallway. Master bedroom with en-suite shower room, bedroom two/study and bathroom / W.C.

OUTSIDE: Communal landscaped gardens, secure gated parking space.

SERVICES: All mains services are connected with the exception of gas, electric heating and UPVC double-glazing are installed.

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

TENURE: Tenure of the property is leasehold with in-house management, residual 999 years and a ground-rent and maintenance charge TBC.

VIEWING: By telephone appointment strictly through the Butson office.