

**53 MOORWAY,
POULTON-LE-FYLDE,
FY6 7EX**

£265,000



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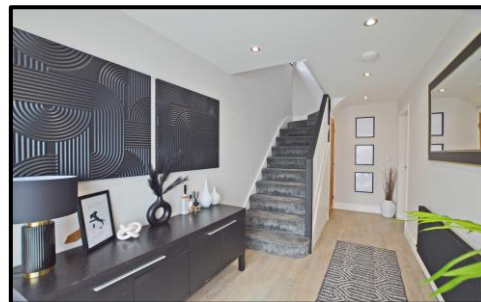
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****FULLY RENOVATED SEMI, READY TO WALK INTO IN A MUCH SOUGHT
AFTER LOCATION****

Beautifully updated throughout by the current owners this traditional semi-detached property occupies a very popular residential position just off Moorland Road, perfect for good primary and secondary Schools, providing an excellent opportunity for a young family.

Within walking distance for most into Poulton Town Centre with its vibrant café culture, train station and handy amenities this spacious three-bedroom semi-detached house comes very well appointed and with a fantastic large rear garden.

Early viewing highly advised.



LOCATION: Occupying an extremely convenient position just off Moorland Road, close to good local schools and within walking distance to Poulton town centre. Transport service routes are also within easy reach.

ACCOMMODATION: Comprising: Porch, opening into a good size, hallway with storage cupboard. Light and airy front lounge, leading into an open plan kitchen diner, with a good range of units and integrated appliances. Patio doors leading to the large rear garden.

First floor: Three good sized bedrooms, white bathroom suite including a bath, separate shower, push button W.C and a basin vanity unit.

OUTSIDE: The frontage provides off road parking for several cars and an electric car charger is installed. The side provides access to a single garage. The rear garden boast a long lawn with side borders, two patio areas and a gate giving access to the garage and shared drive.

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

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

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

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