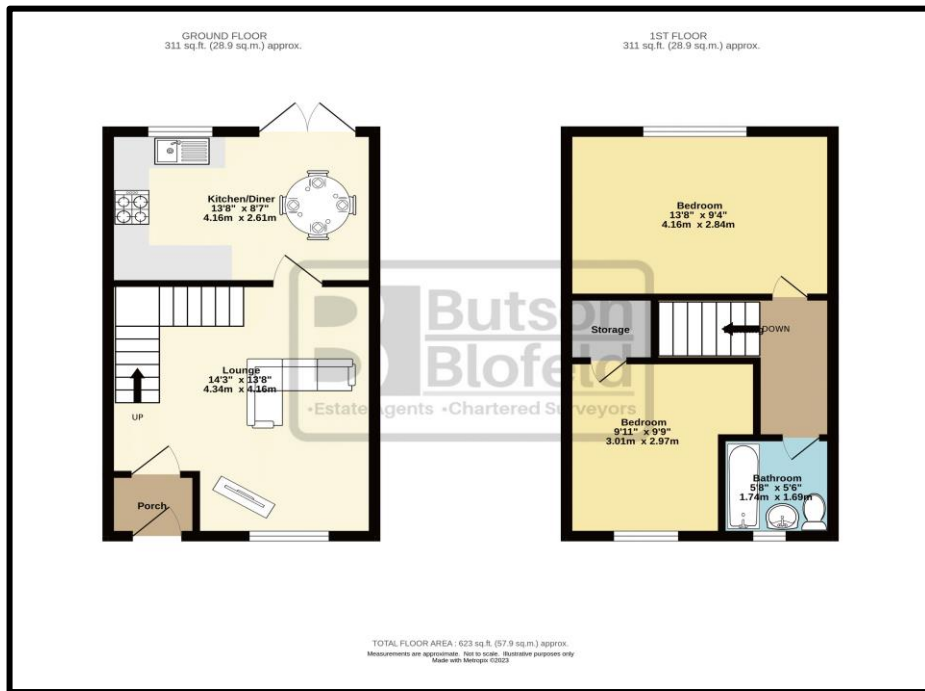




**50 SHERINGHAM WAY,
POULTON-LE-FYLDE,
FY6 7EE**

£164,950



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
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This well-presented two-bedroom mid-terrace property is ideally located just off Moorland Road, within walking distance of Poulton-le-Fylde town centre.

Enjoy the convenience of nearby schools, a vibrant café culture and excellent transport links, including the train station. The accommodation briefly comprises: entrance vestibule, spacious lounge, modern dining kitchen, two good-sized bedrooms and a contemporary bathroom. Externally, the property benefits from off-road parking, a garage, and newly landscaped gardens. This property is perfect for first-time buyers, downsizers, or investors. Early viewing is highly recommended to appreciate all that this home has to offer.



LOCATION: Found just off Moorland Road and close to the junction with Garstang Road East, within a short walk to the town centre and all amenities. Nearby are good primary and secondary schools, transport routes, train station and motorway access.

STYLE: Modern mid terrace property.

CONDITION: Very well-presented home.

ACCOMMODATION: Ground floor; entrance vestibule, lounge with stairs leading off, open plan through to the dining kitchen, UPVC patio doors to the rear garden. The kitchen is fitted with a range of cupboards, electric oven and gas hob, space for freestanding fridge/freezer. First Floor; landing area, good size master bedroom, second bedroom and three piece bathroom suite.

OUTSIDE: Driveway and garden area to the front. Enclosed rear garden with lawn, paved patio and gated access to the rear. Single garage and additional parking.

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

COUNCIL TAX BAND: The property is listed as council tax band C (Wyre Council)

TENURE: We are advised the tenure of the property is Freehold

VIEWING: Strictly by telephone appointment through the agent's office and comes highly advised.

EPC: - C