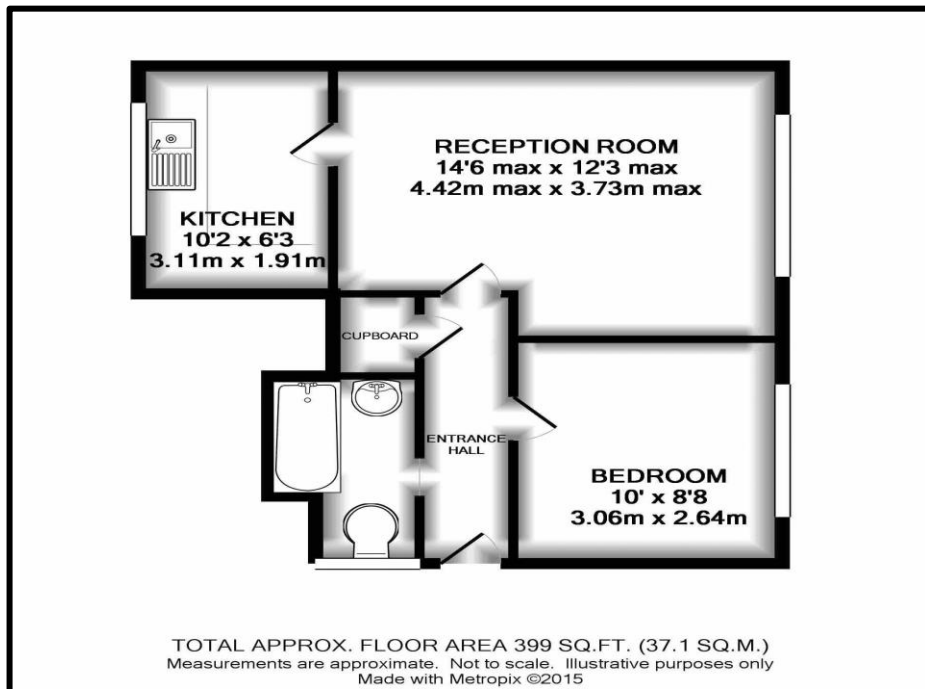




**15 SHERBOURNE CLOSE,
POULTON-LE-FYLDE,
FY6 7HH**

£99,950



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.



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GREAT FIRST TIME BUY / RETIREMENT HOME OR BUY TO LET.

THIS GROUND FLOOR PURPOSE BUILT FLAT SITS WITHIN A SMALL WELL-MAINTAINED CUL DE SAC JUST OFF ARUNDEL DRIVE, CARLETON. CONVENIENTLY LOCATED WITH A SMALL PARADE OF HANDY SHOPS NEARBY AND EASY ACCESS TO LOCAL TRANSPORT SERVICE ROUTES.

THE ACCOMMODATION HAS BEEN WELL MAINTAINED AND COMPRISES; PRIVATE ENTRANCE, DOUBLE BEDROOM, GOOD SIZE LOUNGE, SEPARATE KITCHEN AND BATHROOM SUITE. UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING, COMMUNAL GARDENS AND RESIDENT PARKING. NO CHAIN



LOCATION: Sherbourne Court is located at the bottom of Sherbourne Close, just off Arundel Drive (SAT NAV FY6 7HH), the property is in easy traveling distance of Poulton Centre and close to local amenities and public transport routes.

STYLE: A purpose built, ground floor flat.

CONDITION: The property has been well maintained and presents a blank canvas for it's new owner.

ACCOMMODATION: Front private entrance, hallway with built in cupboard, good size lounge and separate kitchen with built in storage cupboard, double bedroom and bathroom W.C.

OUTSIDE: Communal areas and allocated parking area.

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

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

TENURE: The tenure of this property is to be confirmed.

VIEWINGS: By telephone appointment through the agents office.