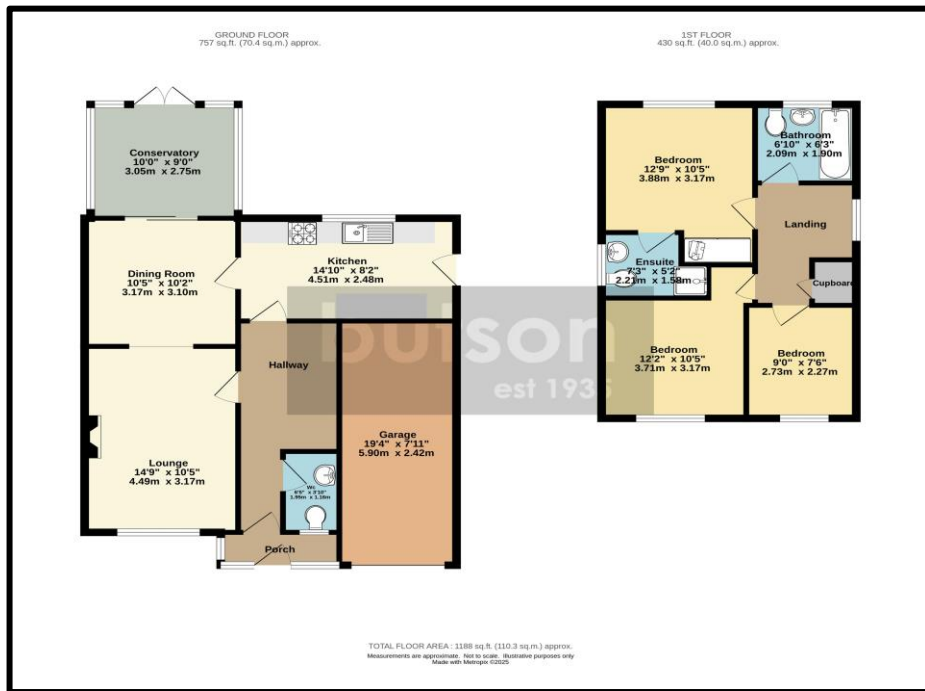




**6 THE ROWANS,
POULTON-LE-FYLDE,
FY6 7UW**

£269,950



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



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*****Detached family home with No onward chain*****

Detached three-bedroom house situated in small cul-de-sac on a popular development just off Blackpool Old Road and Kingfisher Drive. The accommodation provides a blank canvas and briefly comprises; lounge through dining room, fitted kitchen and conservatory. Three double bedrooms, main with ensuite shower room and family bathroom/W.C, gas central heating and Upvc double-glazing. Front and rear gardens with driveway parking.

Viewing comes highly recommended.



LOCATION: Found in a popular residential development on the edge of Poulton within walking distance of the town centre for most with its café culture and train station. Convenient for good local Schools, close to Blackpool 6th Form College, public transport routes.

ACCOMMODATION: Comprising, Ground floor: glazed porch, entrance hall with stairs leading off and cloakroom/W,C. Lounge with French doors to the dining room which in turn has sliding doors into conservatory. French doors leading onto the rear garden. Good Sized fully fitted kitchen with a good range of units and integrated appliances, door to rear. First floor; landing, main bedroom with en-suite shower room, two further double bedrooms, modern family bathroom with low level W,C, P shaped bath with electric shower over.

OUTSIDE: Medium size lawned garden to the front with planted borders and side driveway leading to the integral garage. Good size private rear garden with lawn and mature borders.

SERVICES: All mains services are connected. Gas central heating and Upvc double-glazing installed.

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

EPC rating – D

COUNCIL TAX: The property is listed online as band D (Wyre council)

VIEWINGS: By telephone appointment through the Agents' office.