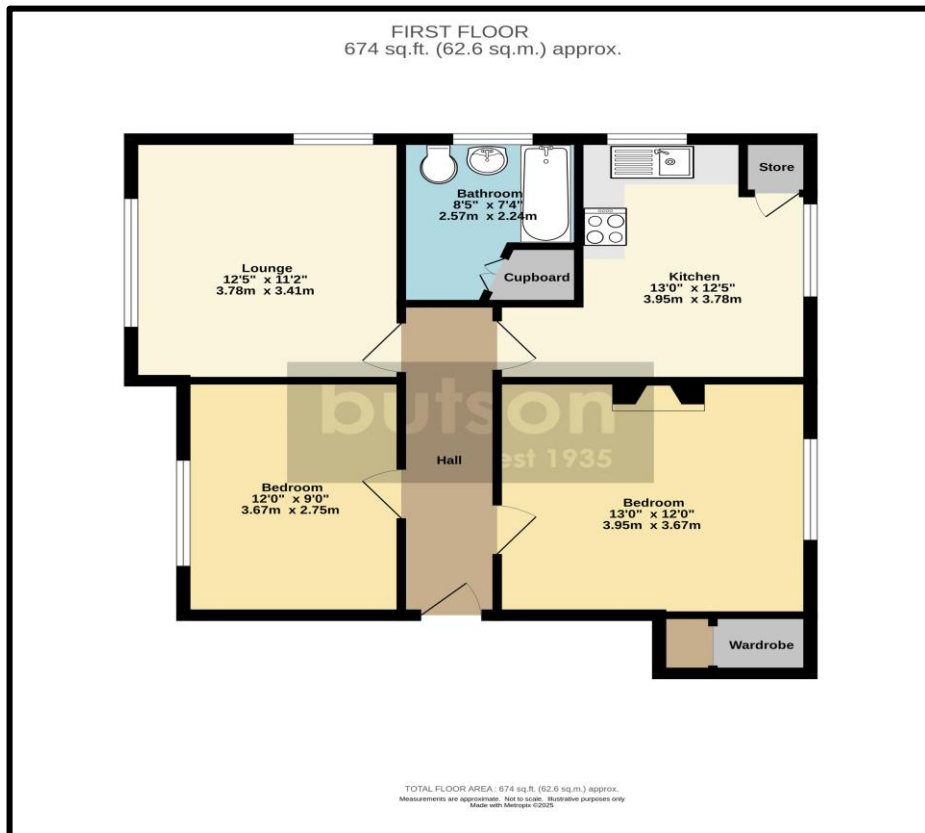




**23 MAIN DRIVE,
POULTON-LE-FYLDE,
FY6 8HZ**

£114,000



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
01253 894494
sales@butson.co.uk

**** Two bed purpose built flat with no onward chain****

Situated in a convenient position off Carr Head Lane close to Poulton town centre this purpose built first floor apartment, offers good sized accommodation. Comprising: private hall, lounge, breakfast kitchen, two bedrooms, bathroom and WC.

Gardens front and rear.

Gas central heating and UPVC double glazing.



LOCATION: Conveniently situated off Carr Head Lane within walking distance of Poulton town centre and all amenities.

STYLE: First floor purpose built flat.

CONDITION: The property is well appointed with UPVC double glazing and gas central heating, modern kitchen and bathroom.

ACCOMMODATION: Communal hallway leading to the first floor, private entrance hall, lounge, fully fitted breakfast kitchen, two bedrooms, modern bathroom WC.

OUTSIDE: Private gardens to the front and rear.

SERVICES: All main services are connected. There is gas central heating installed and UPVC double glazing.

TENURE: We are advised that the tenure of the property is LEASEHOLD with a maintenance fee to be confirmed

COUNCIL TAX BAND: BAND A. (Wyre Borough Council)

EPC rating - C