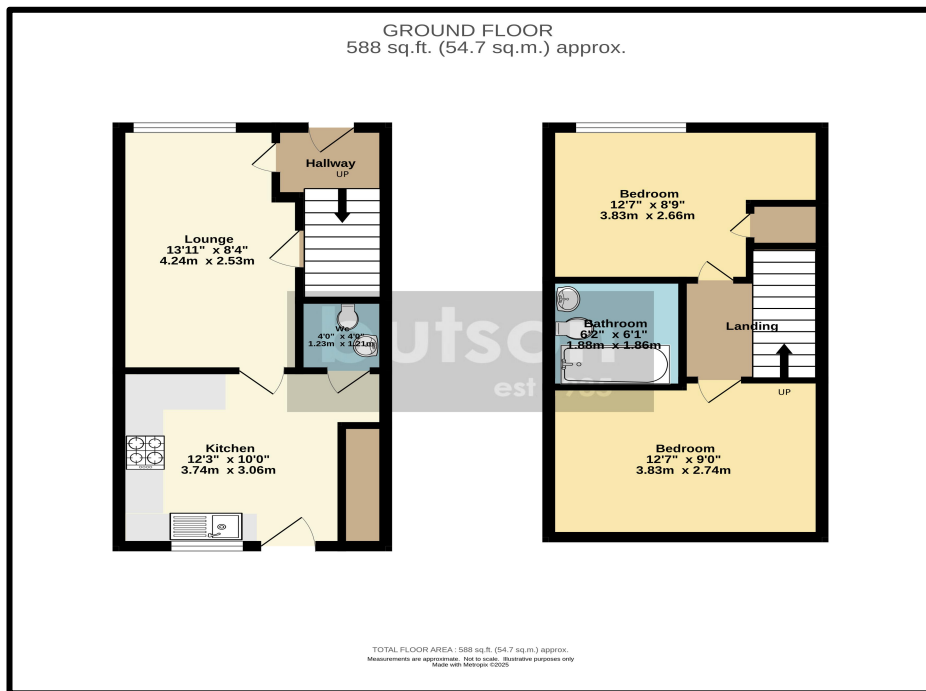
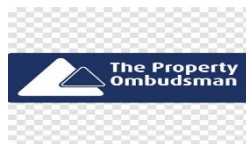




**42 BENEDICT DRIVE,  
NORMOSS  
FY3 0EN**

**£165,000**



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

**\*\*\* NO CHAIN - MODERN MEWS STYLE HOUSE\*\*\***

THIS DELIGHTFUL TWO BEDROOM PROPERTY IS LOCATED ON THE QUIET AND WELL MAINTAINED HIGHCROSS PARK DEVELOPMENT BY WAINHOMES, ON THE BORDER OF POULTON AND STAINING.

THE PROPERTY IS A MUST FOR A YOUNG FAMILY, FIRST TIME BUYER OR PERHAPS INVESTMENT.

WELL, PRESENTED THROUGHOUT THE ACCOMMODATION COMPRISES, LOUNGE, GOOD SIZED KITCHEN/DINER, CLOAKROOM/W.C, TWO BEDROOMS AND A MODERN BATHROOM SUITE. NEAT AND TIDY GARDEN AND PARKING FOR TWO CARS. NO FORWARD CHAIN. VIEWING IS A MUST TO APPRECIATE.



**LOCATION:** Situated in a quiet cul-de-sac on Benedict Drive which runs off Normoss Road on the Poulton border, ideal for local schools and transport links to Blackpool Victoria Hospital, Blackpool town centre, Poulton Le Fylde, and M55.

**STYLE:** Modern mews style house.

**CONDITION:** Well-presented throughout with neutral decor

**ACCOMMODATION:** Ground floor: Entrance Hall, lounge with under stairs storage, good size kitchen/diner with high- & low-level units, built in cooker, gas hob, space for a fridge/freezer, plumbed for a washing machine and cloakroom/W.C. First floor; two bedrooms, bathroom/ W.C with shower over bath. Loft access from landing with pull down ladder.

**OUTSIDE:** Front with parking for two vehicles. Good sized garden to the rear with lawn, patio seating area and wooden garden shed with access at the rear for bins.

**SERVICES:** All main services are connected, double glazing, gas central heating.

**COUNCIL TAX:** The property is listed as Band B (Wyre Council)

**EPC RATING - B**

**TENURE:** Leasehold

**VIEWING:** Viewing is strictly through the Agents office