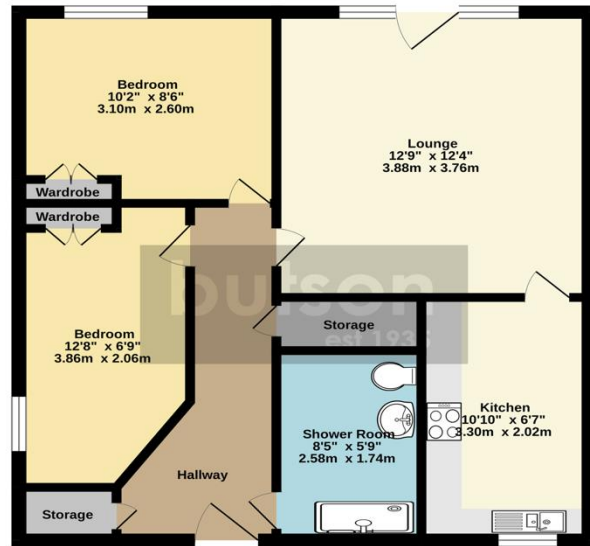


GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Hoxby 12/2020



**FLAT 9 GREENBANK,
ARGYLE ROAD,
POULTON-LE-FYLDE,
FY6 7EW**

£97,500



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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***** FABULOUS FULLY MODERNISED GROUND FLOOR, TWO BEDROOMS OVER 60'S APARTMENT*****

SITUATED IN A CONVENIENT POSITION AND WITHIN WALKING DISTANCE FOR MOST TO POULTON CENTRE AND ALL IT'S AMENITIES. AROUND THE CORNER A TESCO METRO AND SPAR ALSO PROVIDE ACCESS TO EVERYDAY ESSENTIALS & CASH POINTS. THIS WELL PRESENTED, GROUND -FLOOR APARTMENT COMPRISES – HALL, SPACIOUS LOUNGE, FITTED KITCHEN, DOUBLE BEDROOM WITH FITTED WARDROBES, 2ND BEDROOM FITTED WARDROBES, SHOWER ROOM. LANDSCAPED COMMUNAL GARDENS, OFF STREET PARKING, ELECTRIC HEATING AND UPVC DOUBLE-GLAZING.

VIEWING RECOMMENDED AND *** NO CHAIN ***



LOCATION: 'Greenbank' is a small development of retirement apartments built by Simmons builders approximately 30 years ago. Situated off Argyle Road and Lower Green (SAT NAV FY6 7EW), which is one of the main thoroughfares leading into Poulton centre.

STYLE: A ground- floor over 60's retirement apartment.

CONDITION: Well-presented throughout with modern interior and ready to walk into.

ACCOMMODATION: Comprises; entrance hallway with telephone intercom, storage cupboard and 2nd cupboard containing the hot water system and plumbed for a washing machine and space for tumble dryer. Lounge with access to fitted kitchen, with a good range of wall and base units, integral appliances include oven, electric hob, fridge and separate freezer. The main bedroom is a generous double with two double fitted wardrobes the 2nd bedroom also includes fitted wardrobes. The fully tiled shower room has been designed and fitted with a high-end specification suite, unit with basin, mirror above, and low flush W.C.

OUTSIDE: Attractively landscaped communal areas to the front with parking spaces. To the rear there are southerly facing, private lawned gardens.

SERVICES: All mains' services relate to the exception of gas. Electric heaters and UPVC double-glazing are installed.

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

TENURE: We are advised the tenure of the property is leasehold. Maintenance charges are approximately £70 per month.

VIEWING: By telephone appointment through the Agents office.