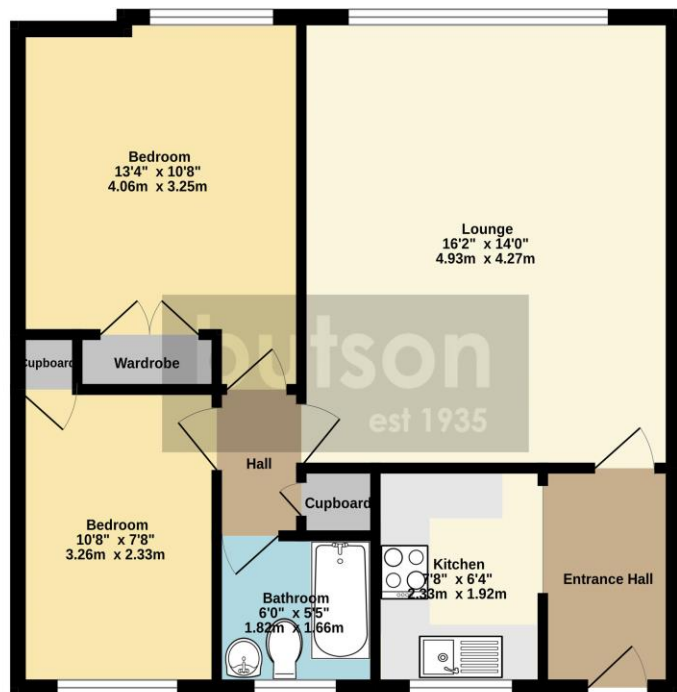


GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metriplex C2025



**14 WHARFEDALE COURT,
CHESTER AVENUE,
POULTON-LE-FYLDE,
FY6 7SQ**



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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*****SPACIOUS CENTRALLY LOCATED GROUND FLOOR FLAT
OFFERED WITH NO ONWARD CHAIN*****

WHARFEDALE COURT IS A POPULAR AND SOUGHT AFTER BLOCK OF PURPOSE BUILT FLATS LOCATED ON THE FRINGE OF POULTON TOWN CENTRE WITHIN EASY WALKING DISTANCE FOR MOST.

THE PROPERTY WOULD SUIT A VARIETY OF BUYERS INCLUDING FIRST TIME, RETIREMENT AND BUY TO LET.

SET WITHIN MAINTAINED GARDENS AND OFF-ROAD PARKING. VERY WELL PRESENTED THE ACCOMMODATION BRIEFLY COMPRISES; LARGE LIGHT & AIRY LOUNGE, TWO BEDROOMS, BATHROOM AND KITCHEN. ELECTRIC HEATING AND UPVC DOUBLE GLAZING, ALLOCATED PARKING AND STORAGE.



LOCATION: Wharfedale Court can be found just off Chester Avenue, which can be accessed from either Queensway or Blackpool Old Road. The subject property is only a few minutes' walk from the town centre and all its amenities.

STYLE: A purpose-built GROUND FLOOR flat.

CONDITION: Well-presented throughout with neutral décor.

ACCOMMODATION: ground floor; Small communal entrance hall with stairs leading off to the other floors. Private entrance hallway with fitted kitchen to the left. Surprisingly spacious lounge with ample room to accommodate a breakfast area and large picture window overlooking the lawn and gardens. Inner hall providing access to two bedrooms, the master with built in wardrobes and bathroom / W.C.

OUTSIDE: Communal well maintained garden areas and resident's parking space.

SERVICES: All mains services are connected with the exception of gas, UPVC double-glazing and electric heating installed.

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

EPC rating - E

TENURE: We are advised the tenure of this property is leasehold, we have been advised by the current vendor that the current monthly maintenance charge approximately £150 inc ground rent. On completion the flat will be provided with a renewed 999 year lease we understand.

VIEWING: By telephone appointment through the Agent's office.