



**POOLE
TOWNSEND**

58 Black Butts Lane

£210,000

3 1 0



This family sized home is situated close to one of South Walney's local bus routes and also within close proximity of local secondary school, golf course, Tesco and the beach. The property's accommodation includes an open plan lounge/dining room with doors opening to access the garden, kitchen, three bedrooms (two double rooms) and a modern three-piece bathroom with a shower fitting over the bath. The property also features a gas-fired central heating system, UPVC framed double glazing, garden to the front and rear and a garage sized outbuilding for motorbikes, garden equipment and tools etc. No upper chain.

Location

What3Words///drift.blocks.image

Description

This interwar, semi-detached home is situated in a convenient location for many local amenities.

The hallway has open access onto the stairwell which also provides useful storage beneath.

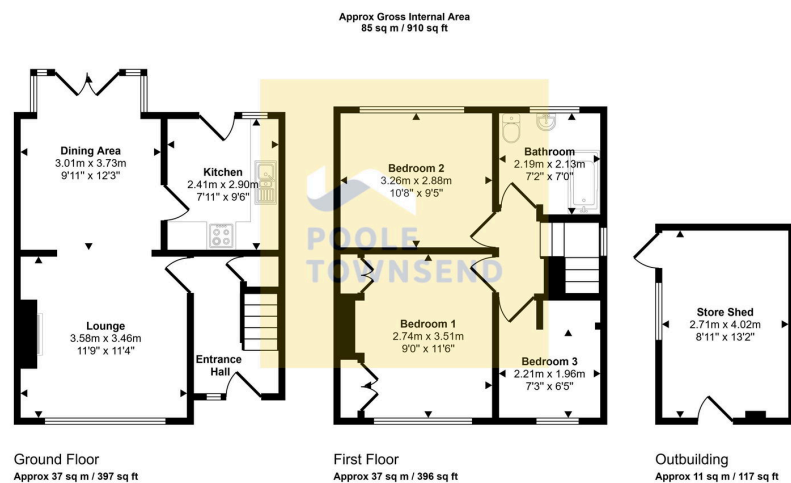
Accessed from the hall is the lounge which has open access into the adjacent dining space and also pleasant view into the front garden. The central feature within this space is the substantial pine fire surround with cast-iron style inset, polished hearth and a gas coal effect fire.

The dining area has double doors providing access to the garden and a further door leading into the kitchen.

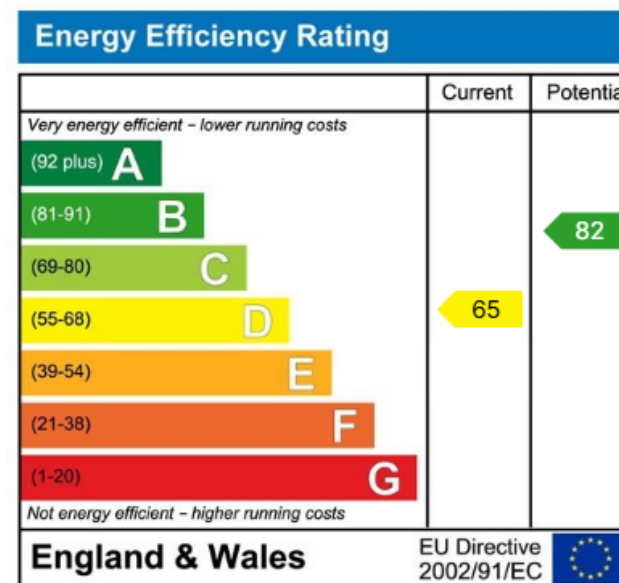
The cabinets within the kitchen have a cream coloured finish to the panelled doors with matching trim and wood effect worktop with a matching upstand. There is a single drainer sink with mixer tap, space for a freestanding cooker where there is a gas point and concealed cooker hood, plumbing for a washing machine and space for an American style fridge freezer. The boiler is concealed within the cupboard alongside the rear door.

The landing provides access to the bathroom and to each of the three bedrooms, which includes two double rooms. The largest





- Semi Detached Property
- Fitted Kitchen
- Three-Piece Modern Bathroom
- Garage Sized Outbuilding
- Gas Fired Central Heating System
- Open Plan Lounge/Dining Room
- Three Bedrooms
- Garden Front And Rear
- Popular Location
- UPVC Framed Double Glazing



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