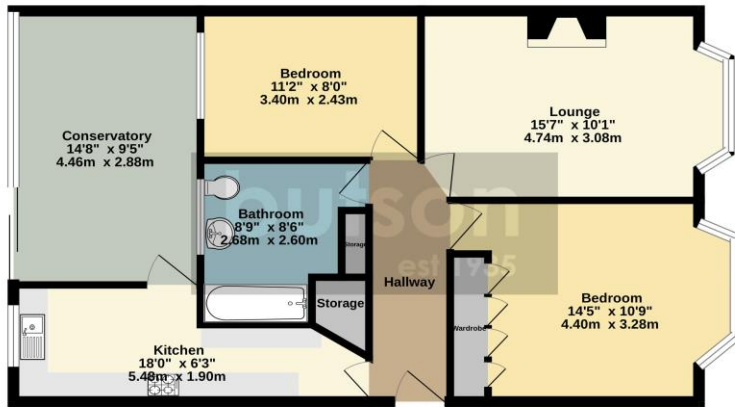


GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq ft (68.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix (2020).



54 WESTBY WAY,  
POULTON-LE-FYLDE,  
FY6 8AD

£205,000



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 there 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

**\*\*\* POPULAR, WELL MAINTAINED TRUE BUNGALOW IN A MOST CONVENIENT LOCATION WITH NO ONWARD CHAIN\*\*\***

This sought after, two-bedroom double fronted semi-detached bungalow is a must view. Situated within an easy walk for most of Poulton town centre with all its amenities and transport links. Well maintained over the years and now just requiring general modernisation. The accommodation comprises of, good sized lounge, fitted kitchen and spacious conservatory. Two double bedrooms and family bathroom.

Early viewing highly recommended.



**Location:** Occupying an extremely pleasant spot found off either Garstang Road West or Hardhorn Road. The property is within a short distance from Poulton centre with all its amenities, popular for good local Schools including Baines and handy for transport routes.

**Style:** Semi-detached, true bungalow in a slightly elevated position.

**Condition:** Whilst the property needs some general updating the property has been well maintained over the years.

**Accommodation:** Comprising, Ground floor; entrance hallway and lounge with bay window. Fully fitted kitchen with a good range of high and low units. Spacious conservatory running across the back of the property. Two double bedrooms one with fitted wardrobes. Family bathroom and W.C.

**Outside:** Large corner gardens mainly laid to lawn with mature borders and shrubs. Long tarmac driveway leading to a detached garage. The compact, private rear garden is mainly paved with some mature planting.

**Services:** All mains services are connected, gas central heating.

**Tenure:** We are advised the tenure of this property is freehold.

**EPC rating - D**

**Council Tax:** The property is listed as council tax band C (Wyre Council)

**Viewings:** By telephone appointment through the Agent's office and comes highly advised.