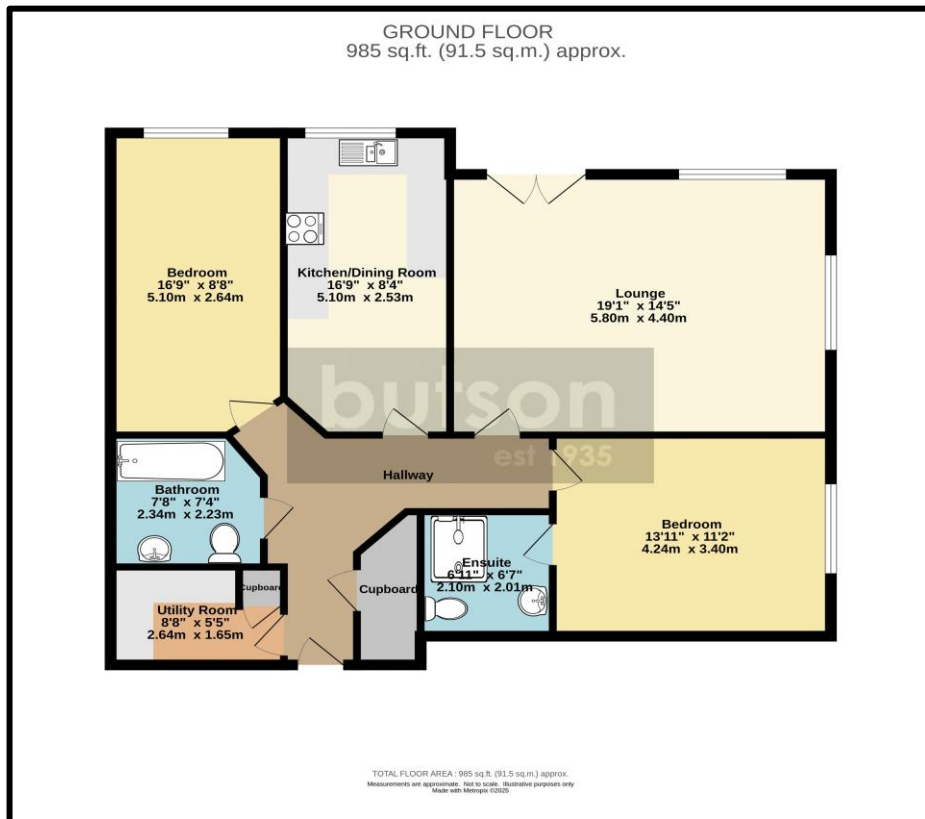




**39 MANOR APARTMENTS,
POULTON GARDENS,
POULTON-LE-FYLDE,
FY6 7HF**

AUCTION GUIDE PRICE £140,000



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.



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*****PURPOSE BUILT SECOND FLOOR APARTMENT WITH
NO ONWARD CHAIN*****

SPACIOUS MODERN BUILD APARTMENT WITH GATED SECURE PARKING
SITUATED ON THIS POPULAR AND CONVENIENT DEVELOPMENT CLOSE TO
POULTON TOWN CENTRE AND HANDY FOR MOTORWAY ACCESS. THE
ACCOMMODATION BRIEFLY COMPRISES; TWO DOUBLE BEDROOMS, GOOD
SIZE LOUNGE, FITTED KITCHEN, TWO BATHROOMS AND UTILITY ROOM.
RESERVED PARKING, DOUBLE GLAZING, ELECTRIC HEATING.

VIEWING COMES HIGHLY ADVISED.



LOCATION: Occupying a prominent position with communal secluded garden areas to the rear on this fairly new development off Garstang Road East. Within easy travelling distance of Poulton town centre, a walk for most and all amenities including shopping facilities, cafes and restaurants.

ACCOMMODATION: Ground-floor reception area with entry-phone and individual letterboxes, lift to each floor. Private entrance hall with handy storage cupboard, good size lounge with French windows providing access to a small balcony. Kitchen/diner with high & low level units and some integrated appliances, utility room off the hallway. Master bedroom with en-suite shower room, bedroom two/study and bathroom / W.C.

OUTSIDE: Communal landscaped gardens, secure gated parking space.

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

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

TENURE: Tenure of the property is leasehold with in-house management, residual 999 years and a ground-rent and maintenance charge TBC.

VIEWING: By telephone appointment strictly through the Butson office.