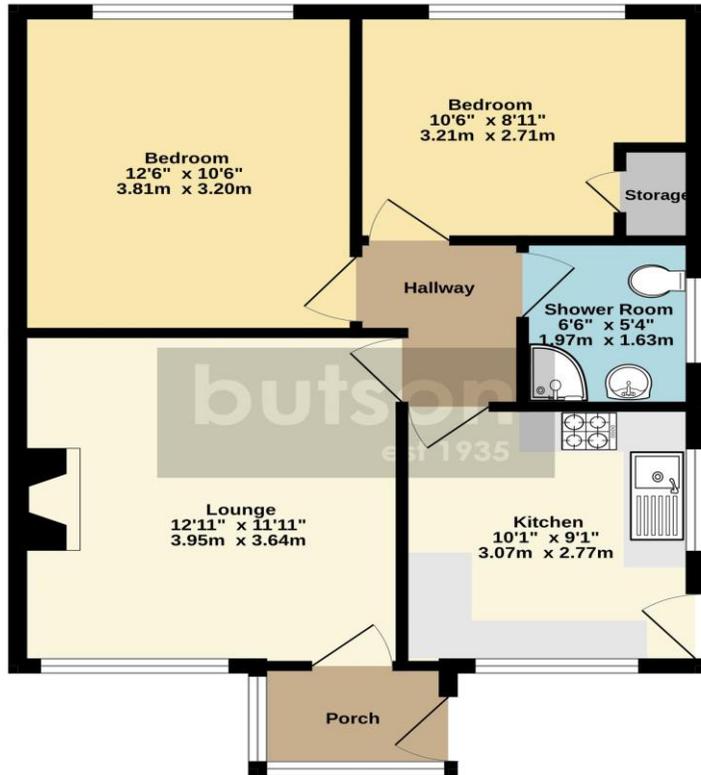


GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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49 GRASMERE ROAD,
KNOTT END-ON-SEA,
FY6 0DW

£179,950



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.



15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butson.co.uk

DELIGHTFUL SEMI-DETACHED TRUE BUNGALOW, WITH NO ONWARD CHAIN

This attractive semi-detached true bungalow is situated in the popular coastal village of Knott End-on-Sea, enjoys a pleasant residential setting with easy access to local amenities, such as cafés, a post office, medical facilities and a well-known promenade overlooking the River Wyre.

This bungalow briefly comprises of a modern fitted kitchen, good sized lounge, two double bedrooms and a fully tiled shower room. Easily maintained front and rear gardens with driveway providing off street parking leading to a detached garage.

Viewing highly recommended- no onward chain.



ACCOMMODATION: Glazed entrance porch leading into a spacious lounge with a picture window allowing plenty of natural light and feature fireplace. The fitted kitchen provides a range of wall and base units with work surfaces and space for appliances. Two light and airy double bedrooms. Modern fully tiled shower room with corner shower, pushed button W.C. chrome towel rail, and pedestal wash basin.

OUTSIDE: Externally the property benefits from a neatly presented lawned front garden, long brick paviour driveway with wrought iron gates leading to a detached garage. The good-sized rear garden is mainly laid to lawn, with mature boarders.

SERVICES: All mains' services are connected, gas central heating and double-glazing 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 freehold.

EPC- rating D

VIEWING: Strictly by telephone appointment through the agent's office and comes highly advised