



**6 RUTLAND AVENUE,
 POULTON-LE-FYLDE,
 FY6 7SA**

£164,950



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

TOWN CENTRE HOME WITH DETACHED GARAGE AND NO CHAIN

Located in an extremely convenient position within the centre of Poulton just off Chester Avenue. An excellent opportunity for a young family, downsize or perhaps investment. The property also includes a separated, detached timber store / workshop with drive which could provide a small income used for storage. The property briefly comprises; lounge and dining room – kitchen – three bedrooms – recently fitted wetroom – Upvc double glazing – GCH – front and rear gardens.

Early viewing essential and No ongoing chain.



Location: Popular residential position, just off Chester Avenue, a short walk from Poulton centre. Ideal for good schools, local bus routes and nearby amenities including bars, cafes and shopping facilities. Style: Three-bedroom semi-detached house.

Accommodation: Comprising, Ground floor; Entrance hallway with staircase leading off, Lounge with built in cupboards and dining room with patio doors out to the rear. Fitted kitchen. First floor; landing area with loft access and useful storage cupboard. Two double bedrooms and third single with storage cupboard. Recently fitted wet room. NB the property has an internal mobility lift from the dining room up to the rear bedroom.

Outside: The property provides a small garden area to the front set behind a low-level brick wall. The rear is mainly laid to lawn with surrounding fencing. The property includes a separated timber work shop / store with front drive and secure galvanised gates.

NB: A concrete footing has been laid to the back of the property which could provide the foundation for an additional extension subject to planning enquiries.

Services: All main services are connected, gas central heating and upvc double-glazing.

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

Council Tax: The property is listed from an online search as band B (Wyre Council)

Viewings: By telephone appointment through the Agent's office and early viewing is advised.