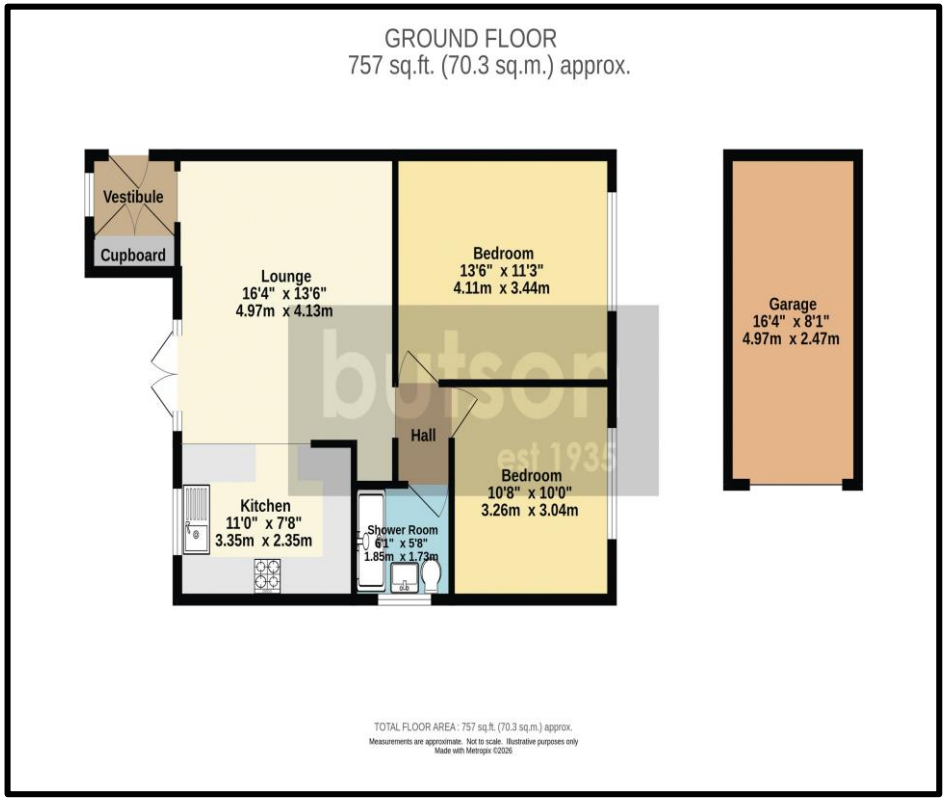
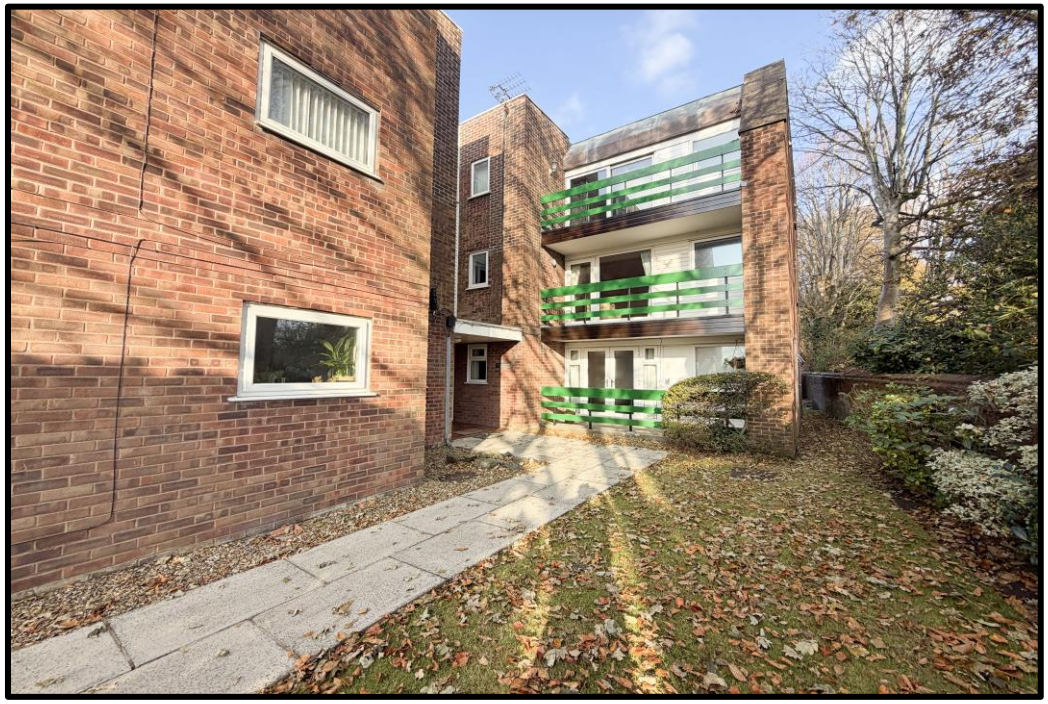




3 MOORLAND COURT, MOORLAND ROAD, POULTON-LE-FYLDE, FY6 7EQ

£155,000

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

TWO BEDROOM GROUND FLOOR APARTMENT, CONVENIENTLY SITUATED JUST OFF BRECK ROAD, WITHIN EASY REACH OF POULTON TOWN CENTRE AND ITS WIDE RANGE OF AMENITIES. THIS WELL-PROPORTIONED PROPERTY WOULD MAKE AN IDEAL PURCHASE FOR FIRST TIME BUYERS OR SOMEONE LOOKING TO DOWNSIZE.

OFFERING GENEROUS ACCOMMODATION THROUGHOUT, THE APARTMENT COMPRISES COMMUNAL ENTRANCE HALLWAY, PRIVATE ENTRANCE VESTIBULE WITH USEFUL STORAGE CUPBOARD, SPACIOUS LOUNGE AND OPEN PLAN KITCHEN/DINING AREA, TWO GOOD-SIZED BEDROOMS AND A MODERN SHOWER ROOM.

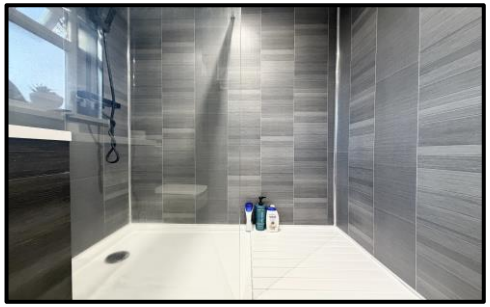
EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE. NO CHAIN.










LOCATION: Occupying a convenient position just off Breck Road, the property is ideally placed for access to Poulton town centre, which offers a variety of shops, cafes, restaurants and other local amenities. Poulton railway station is also within easy reach, together with local bus services and transport links.

STYLE: Spacious two-bedroom ground floor flat.

CONDITION: Well, maintained and appointed with a neutral décor finish throughout.

ACCOMMODATION: The property briefly comprises; communal entrance hallway leading to the flat's own entrance vestibule, with useful storage cupboard. The accommodation comprises a generous lounge with opening through to the kitchen, fitted with a range of base units and work surfaces and breakfast bar. Double doors accessed from the lounge on to a balcony. There are two good-sized bedrooms, a generous main bedroom and a further well-proportioned second bedroom. Completing the accommodation is a modern shower room.

OUTSIDE: The property benefits from a private ground floor balcony, accessed directly from the kitchen area via double doors, providing a pleasant outdoor seating space. Private garage situated to the rear.

SERVICES: All Mains services are connected, electric heating and double-glazing.

COUNCIL TAX: The property is listed as Council Tax Band B. (Wyre Borough Council).

TENURE: We are advised the tenure of the property is Freehold all owners of the flats are part of a management company which takes care of communal areas.

VIEWING: By appointment strictly through the agent’s office.