

**37 TRUNO CLOSE,  
NORMOSS,  
FY3 0EP**

**£240,000**



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.



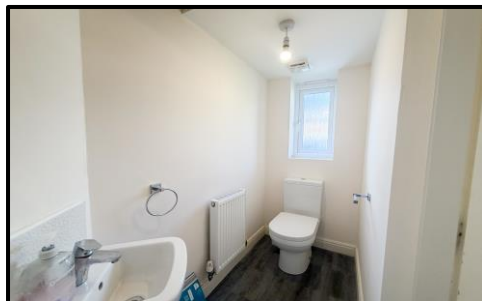
15a Chapel Street, Poulton Le Fylde, FY6 7BQ  
01253 894494  
sales@butson.co.uk

\*\*\* NO CHAIN - MODERN DETACHED TOWN HOUSE SITUATED ON A POPULAR CONVENIENT DEVELOPMENT\*\*\*

THIS THREE-STORY MODERN BUILD TOWN HOUSE IS LOCATED ON THE QUIET AND WELL MAINTAINED HIGHCROSS PARK DEVELOPMENT BUILT BY WAINHOMES. CONVENIENTLY LOCATED ON THE BORDER OF POULTON AND NORMOSS. THE PROPERTY IS A MUST FOR A YOUNG FAMILY, FIRST TIME BUYER OR PERHAPS EVEN A DOWNSIZE! WELL PRESENTED THROUGHOUT THE ACCOMMODATION COMPRISES, GOOD SIZE LOUNGE, KITCHEN/DINER TO THE REAR, CLOAKROOM/W.C, FOUR BEDROOMS, BATHROOM AND EN SUITE. NEAT AND TIDY GARDENS AND PARKING FOR TWO CARS.

NO FORWARD CHAIN.

CALL NOW TO ARRANGE YOUR VIEWING.



**LOCATION:** Situated in a quiet cul-de-sac on Truno Close which runs off Normoss Road in between Poulton and Normoss. Ideal for access to good local Schools and transport links to Blackpool Victoria Hospital, Blackpool town centre, Poulton Le Fylde, and the M55.

**ACCOMMODATION:** Ground floor: Entrance Hall with stairs leading off and cloak room w.c. good size lounge with handy under stairs storage. Kitchen/diner across the back of the property with high & low level units, cooker and hob. First floor; three bedrooms and family bathroom. Second Floor; large master suite with ensuite.

**OUTSIDE:** Front with parking for two vehicles. Garden to the rear with lawn, patio seating area and open aspect.

**SERVICES:** All main services are connected, double glazing, gas central heating.

**COUNCIL TAX:** The property is listed as Band D (Wyre Council)

**EPC RATING - C**

**TENURE:** FREEHOLD

**VIEWING:** Viewing is strictly through the Agents office