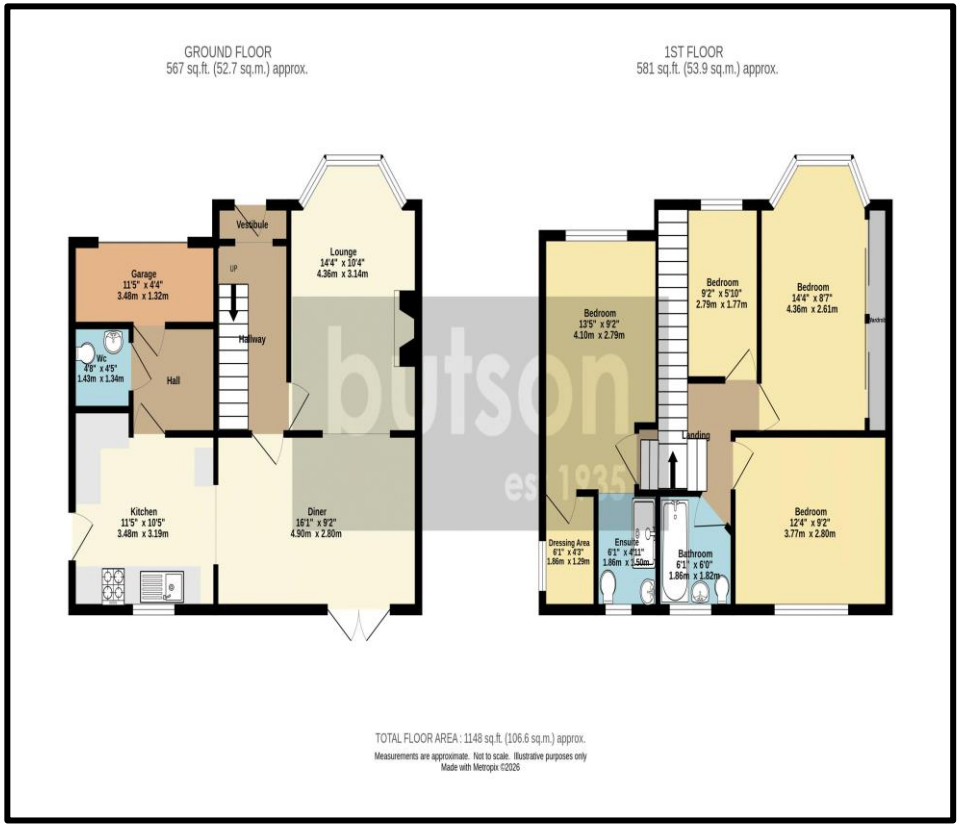






1 BELMONT AVENUE, POULTON-LE-FYLDE, FY6 7RW

£262,500

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.

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EXTENDED FAMILY HOME CLOSE TO POULTON CENTRE

THIS SPACIOUS AND VERSATILE SEMI-DETACHED HOUSE OFFERS A GENEROUS AMOUNT OF LIVING SPACE WHICH HAS BEEN EXTENDED TO THE GROUND & FIRST FLOOR. SAT IN A MOST CONVENIENT & POPULAR POSITION CLOSE TO POULTON CENTRE AND ALL IT'S AMENITIES.

NO CHAIN.













STYLE: Traditional and extended, semi-detached house offering accommodation that suits modern day living.

CONDITION: A well-maintained property.

ACCOMMODATION: Ground Floor; Entrance vestibule, hallway with staircase leading off. Large front lounge leading into an open plan kitchen and dining area with a good range of fitted cupboards and door leading into the garden. Downstairs w.c. First Floor; Four bedrooms, three of which are doubles and one with en-suite and walk in closet. Modern family bathroom with over the bath shower.

OUTSIDE: Driveway providing off road parking and access to the garage. Easy maintenance rear garden with patio area.

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

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

COUNCIL TAX BAND: The property is listed from an online search as council tax band B (Wyre borough council)

EPC: D

VIEWING: By telephone appointment through the agent's office.