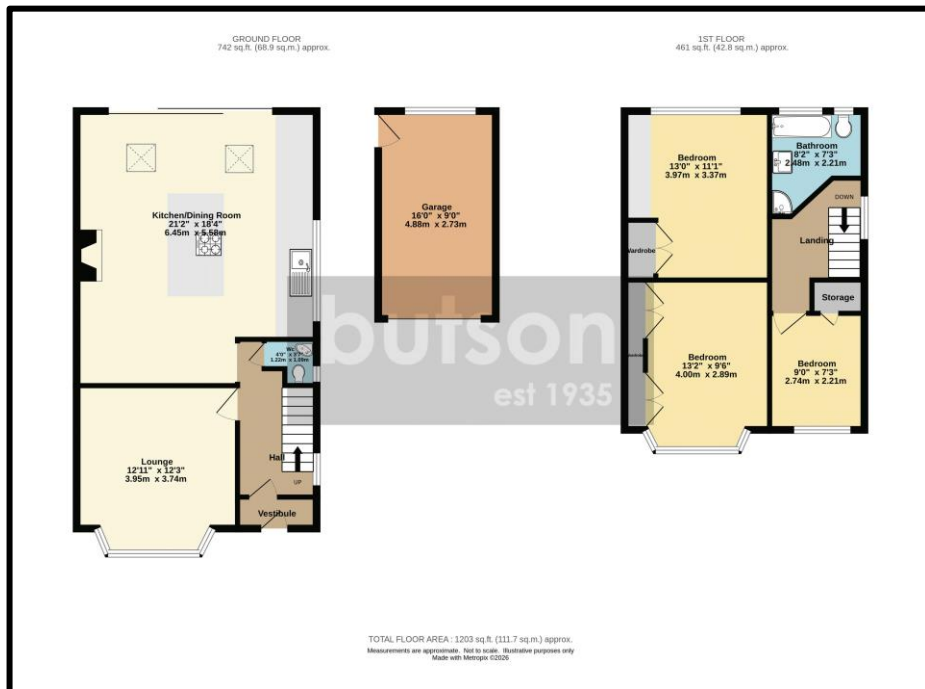




163 BLACKPOOL OLD ROAD,
POULTON-LE-FYLDE,
FY6 7RS

£290,000
NO CHAIN



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.



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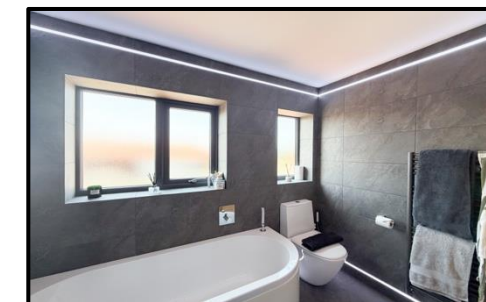
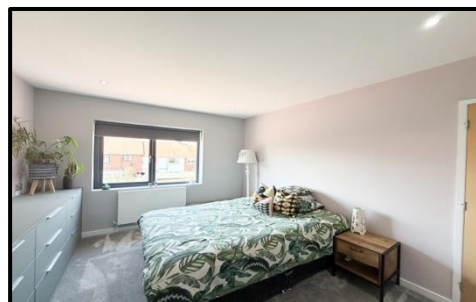
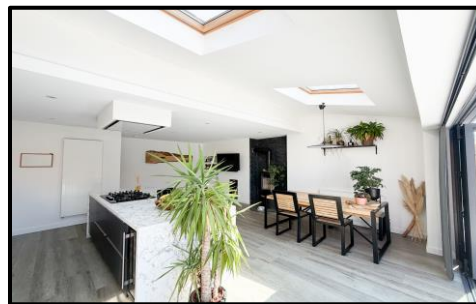
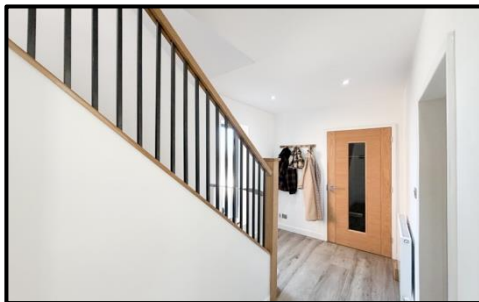
EXTENDED IDEAL FAMILY HOME CLOSE TO POULTON CENTRE – READY TO WALK IN

This well-proportioned and beautifully presented semi-detached home offers generous living accommodation making it an ideal choice for families or those looking for flexible living space.

The property benefits from an extended open-plan ground floor, a detached garage and a private rear garden, all situated in a highly convenient residential location close to Poulton town center and its excellent amenities. First floor accommodates two well-presented double bedrooms and one single with a useful storage cupboard, a bright landing and a larger than average bathroom comprising a corner shower, separate bath, a sink and w.c.

NO ONWARD CHAIN.

Viewing Highly recommended.



LOCATION: Occupying a popular residential position close to Poulton-le-Fylde town centre, the property enjoys easy access to a wide range of shops, cafés, supermarkets, transport links and well-regarded primary and secondary schools, making it an excellent location for families and commuters alike.

STYLE: Traditional and extended, semi-detached house.

CONDITION: A well-maintained property which the current owners have done the renovations.

ACCOMMODATION: Entrance vestibule with handy storage leads into the central hallway with staircase to the first floor and useful ground floor WC. To the front is a generous lounge with bay window. The rear of the property is an impressive open-plan kitchen and dining room measuring over 21ft, providing an excellent family and entertaining space. The kitchen features a central island and direct access to the rear garden. To the first floor, landing providing access to three well-proportioned bedrooms, two of which are generous doubles with fitted wardrobes. A spacious family bathroom serves the accommodation including a larger than average bathroom comprising a corner shower, separate bath, a sink and w.c.

OUTSIDE: The property benefits from front and rear gardens together with a driveway providing off-road parking and leading to a detached garage. The rear garden offers an excellent outdoor space for families, entertaining and gardening area and is laid to lawn and partly paved. Bifold doors to the rear of the kitchen, leads into the patio providing a seamless connection between indoor and outdoor living.

SERVICES: All mains' services are connected double glazing and gas central heating installed.

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

EPC: D

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