



**21 BEESTON AVENUE,
CARLETON,
POULTON-LE-FYLDE,
FY6 7TX**

£220,000



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

Occupying a pleasant cul de sac location just off Arundel Drive close to Poulton centre and nearby local amenities. This semi-detached home would be ideal for a young growing family. Three bedrooms – two reception rooms – fitted kitchen – modern bathroom – front and rear gardens – garage. EPC: C

Viewing comes highly recommended.

NO CHAIN.



LOCATION: Beeston Avenue runs immediately off Arundel Drive (SAT NAV FY6 7TX), on the popular Carleton Green development. Ideal for good local schools, shops and transport service routes into Poulton, Blackpool and Cleveleys.

STYLE: Semi-detached house with extended sitting room across the back of the property.

CONDITION: A well-maintained property with recently refurbished bathroom suite.

ACCOMMODATION: A welcoming entrance porch opens into a generously proportioned, light and airy front living room, featuring doors that lead through to an extended rear sitting room. This impressive additional reception space benefits from roof lights that flood the room with natural light, along with patio doors opening directly onto the garden — perfect for indoor-outdoor living. The kitchen is fitted with a range of stylish units complemented by coordinating work surfaces and offers a useful storage cupboard for added practicality. To the first floor, the property boasts two well-sized double bedrooms and a comfortable single bedroom. Completing the accommodation is a recently refurbished, contemporary bathroom fitted with a modern suite including both a bath and separate shower.

OUTSIDE: Good size frontage with driveway providing off road parking and access to the garage. Laid lawn. The rear garden provides good space with lawn, paved patio and timber summerhouse. The property is not overlooked at the back and has open aspects.

SERVICES: All main services are connected; gas central heating and double glazing.

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

EPC: C

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